



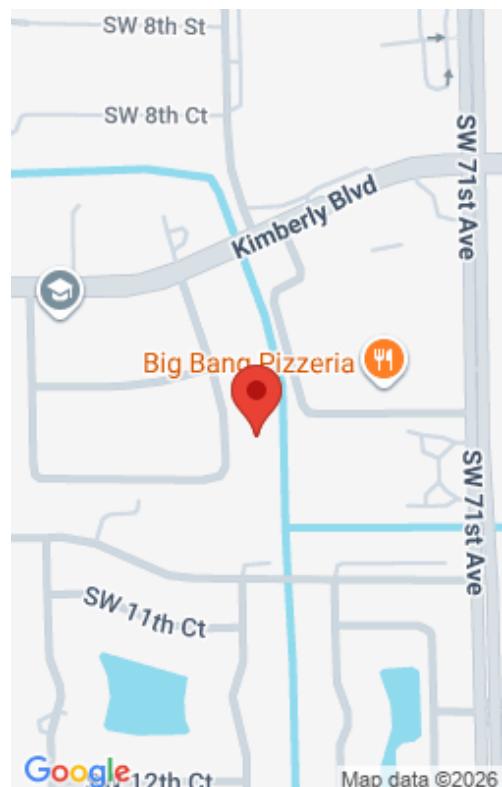
**\$361,999**

## **954 SW 74TH AVE # 1, NORTH LAUDERDALE FL 33068**

<https://staging1.bravoregroup.com>

No HOA, waterfront excellent investment property. Rented for \$2,861/month to a Section 8 tenant (as of July 2025: \$2,142 government + \$719 tenant). Potential rent increase to \$4,213/month (renewal date: Aug 31, 2025). Exclusive Incentive for primary and investors: save 1.5 points on your rate with my lender (e.g., 6.5% drops to 5%). Primary residents [...]

- 4 beds
- 3 baths
- Townhouse
- For Sale
- Active
- 1783 sq ft



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Phone: (305) 713-8000

Email: [Bravo@RealtyAgent.com](mailto:Bravo@RealtyAgent.com)



## Property Features

<b>Date added:</b> Added 2 years ago	<b>Category:</b> For Sale
<b>Type:</b> Townhouse	<b>Status:</b> Active
<b>Bedrooms:</b> 4 beds	<b>Bathrooms:</b> 3 baths
<b>Area:</b> 1783 sq ft	<b>Year built:</b> 1986
<b>Bathrooms Half:</b> 1	<b>Subdivision Name:</b> DENNIS DEV TOWNHOUSES
<b>Original List Price:</b> 420000	<b>Previous List Price:</b> 362000
<b>County:</b> Broward County	<b>DOM:</b> 441
<b>Bathrooms Full:</b> 2	<b>Lot Size:</b> 0 sq ft
<b>Pets Allowed:</b> Yes	<b>MLS ID:</b> A11553455

## Building Details

<b>Building Area Total:</b> 1804 sq ft	<b>StoriesTotal:</b> 2
<b>Year Built Details:</b> Effective Year Built	<b>Parking Features:</b> Other
<b>Security Features:</b> No Security	<b>View:</b> Other View
<b>Building Name:</b> \$0	<b>Construction Materials:</b> Concrete Block Construction
<b>Entry Level:</b> 1	

## Amenities & Features

<b>Appliances:</b> Dryer, Electric Range, Refrigerator, Washer	<b>Cooling Yes/ No:</b> Yes
<b>Cooling:</b> Central Air	<b>Exterior Features:</b> Other
<b>View Yes / No:</b> Yes	<b>Interior Features:</b> First Floor Entry
<b>Heating:</b> None	<b>Flooring:</b> Ceramic Floor

## Miscellaneous



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**Structure Type:** Townhouse

**Association Amenities:** Other

**Listing Courtesy of:** London Foster Realty

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## Rooms

**Room Bedroom Features:** At Least 1 Bedroom Ground Level



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