



A11723136 © Miami MLS® 2025

**\$747,000**

## **3336 44TH ST, DANIA BEACH, FL, 33312**

<https://igorpresman.com>

Ocean access property, 3/2 ocean access property with large Boat access ramp in your own backyard. All laminate floors, impact windows. Roof recently done, large open living area. Laminate floors through out. big backyard for boat storage.

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1620 sq ft



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## Building Details

**Cooling features:** Ceiling Fan(s), Central Air

**NewConstructionYN:** No

**Roof:** Shingle

**Parking:** Driveway

**ArchitecturalStyle:** Detached, One Story

**Building Name:** AVON ISLES

**Heating:** Central

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## Amenities & Features

**Features:** Built-in Features, Family Room, Garage  
Converted

**CommunityFeatures:** Boating

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Amenities:** Dishwasher, Dryer, Washer

**ExteriorFeatures:** Lighting

**GarageYN:** Yes

**CoolingYN:** Yes

**FireplaceYN:** No

