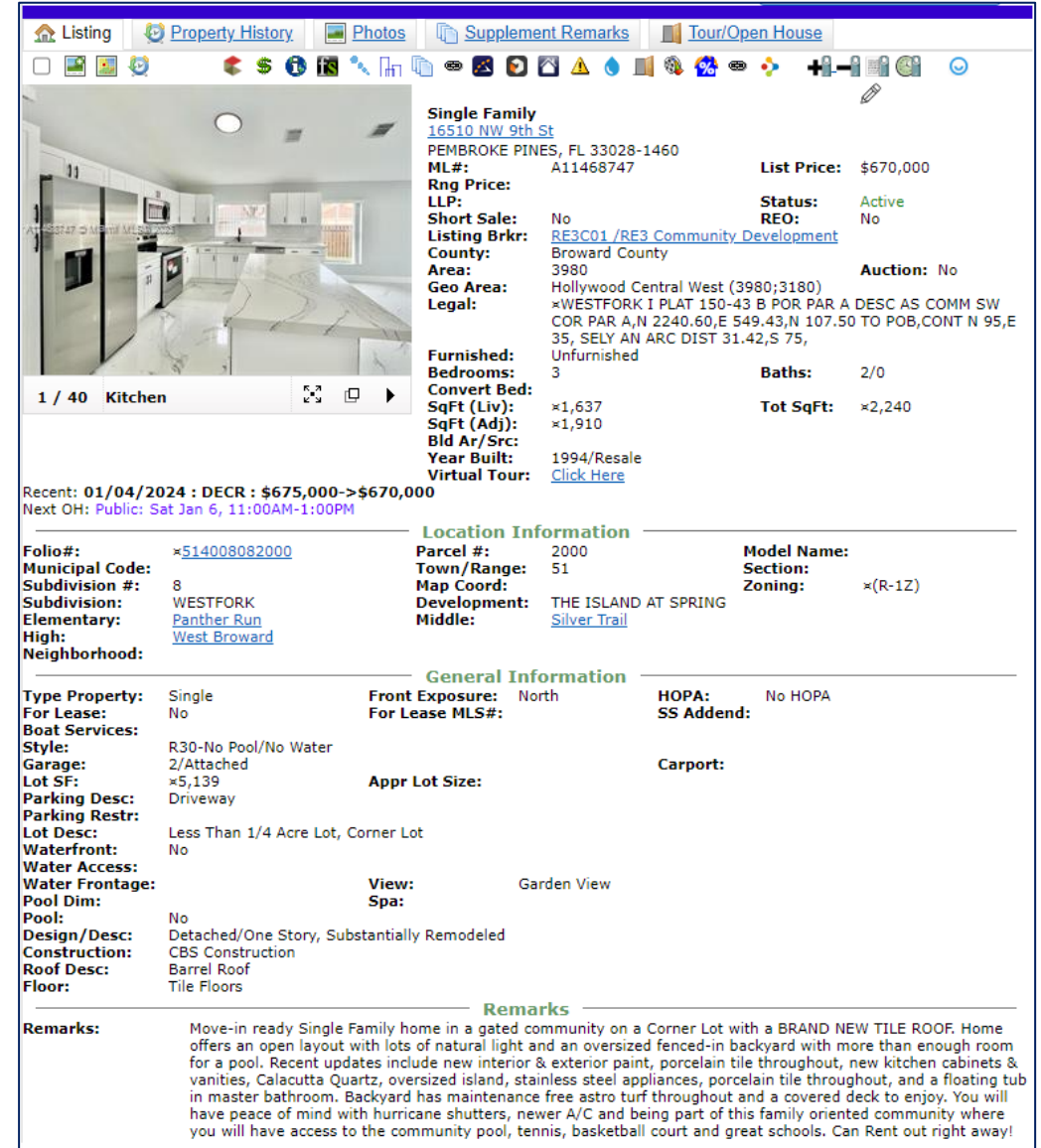


2024 Resolution: Get your listings in shape for the competitive market

YOUR Challenge:

Take a good look at each and every one of your listings...be honest...how do they shape up to your competition? What are they missing? Where can they improve?

Look at every photo...do they represent the property in the best possible light?



Single Family
 16510 NW 9th St
 PEMBROKE PINES, FL 33028-1460
 ML#: A11468747
 Rng Price: List Price: \$670,000
 LLP: Status: Active
 Short Sale: No REO: No
 Listing Brkr: RE3C01 /RE3 Community Development
 County: Broward County
 Area: 3980 Auction: No
 Geo Area: Hollywood Central West (3980;3180)
 Legal: *WESTFORK I PLAT 150-43 B POR PAR A DESC AS COMM SW COR PAR A,N 2240.60,E 549.43,N 107.50 TO POB,CONT N 95,E 35, SELY AN ARC DIST 31.42,S 75,
 Unfurnished
 Furnished:
 Bedrooms: 3 Baths: 2/0
 Convert Bed:
 SqFt (Liv): *1,637 Tot SqFt: *2,240
 SqFt (Adj): *1,910
 Bld Ar/Src:
 Year Built: 1994/Resale
 Virtual Tour: [Click Here](#)

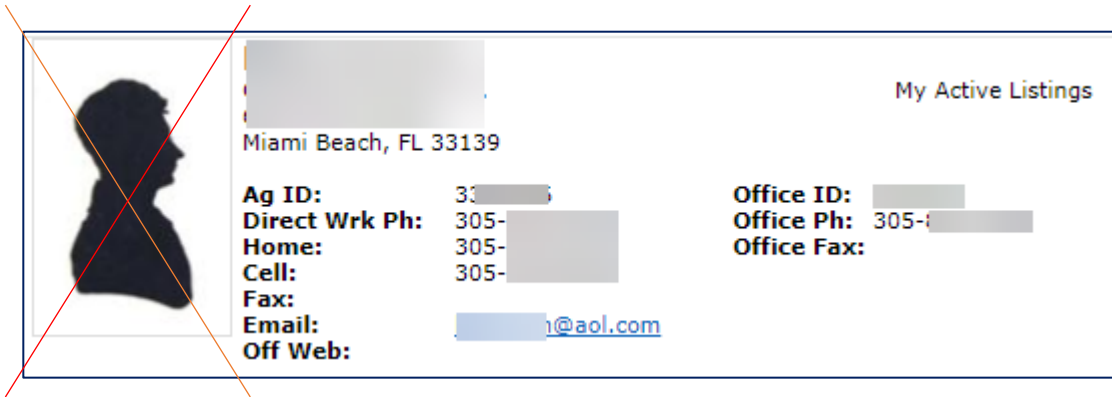
Recent: 01/04/2024 : DECR : \$675,000->\$670,000
 Next OH: Public: Sat Jan 6, 11:00AM-1:00PM

Folio#: *514008082000	Parcel #: 2000	Model Name:
Municipal Code:	Town/Range: 51	Section:
Subdivision #: 8	Map Coord:	Zoning: *(R-1Z)
Subdivision: WESTFORK	Development: THE ISLAND AT SPRING	
Elementary: Panther Run	Middle: Silver Trail	
High: West Broward		
Neighborhood:		

General Information

Type Property: Single	Front Exposure: North	HOPA: No HOPA
For Lease: No	For Lease MLS#:	SS Addend:
Boat Services:		Carport:
Style: R30-No Pool/No Water	Appr Lot Size:	
Garage: 2/Attached		
Lot SF: *5,139		
Parking Desc: Driveway		
Parking Restr:		
Lot Desc: Less Than 1/4 Acre Lot, Corner Lot		
Waterfront: No	View: Garden View	
Water Access:	Spa:	
Water Frontage:		
Pool Dim:		
Pool: No		
Design/Desc: Detached/One Story, Substantially Remodeled		
Construction: CBS Construction		
Roof Desc: Barrel Roof		
Floor: Tile Floors		

Remarks: Move-in ready Single Family home in a gated community on a Corner Lot with a BRAND NEW TILE ROOF. Home offers an open layout with lots of natural light and an oversized fenced-in backyard with more than enough room for a pool. Recent updates include new interior & exterior paint, porcelain tile throughout, new kitchen cabinets & vanities, Calacutta Quartz, oversized island, stainless steel appliances, porcelain tile throughout, and a floating tub in master bathroom. Backyard has maintenance free astro turf throughout and a covered deck to enjoy. You will have peace of mind with hurricane shutters, newer A/C and being part of this family oriented community where you will have access to the community pool, tennis, basketball court and great schools. Can Rent out right away!

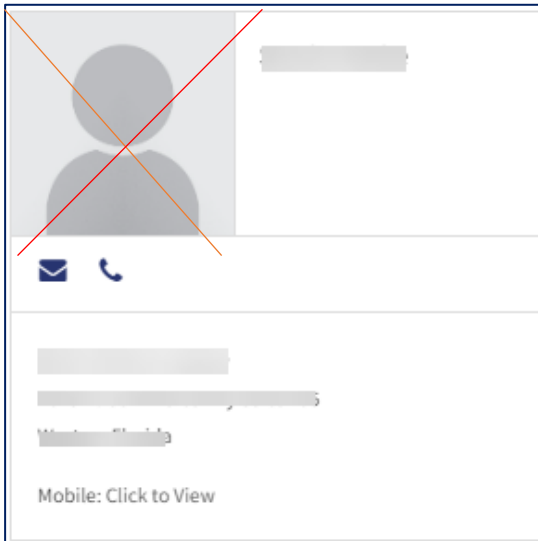


My Active Listings

Miami Beach, FL 33139

Ag ID: 30-
Direct Wrk Ph: 305-
Home: 305-
Cell: 305-
Fax:
Email: @aol.com
Off Web:

Office ID:
Office Ph: 305-
Office Fax:



Mobile: Click to View

NO profile photo in the MLS means NO photo on consumer facing websites

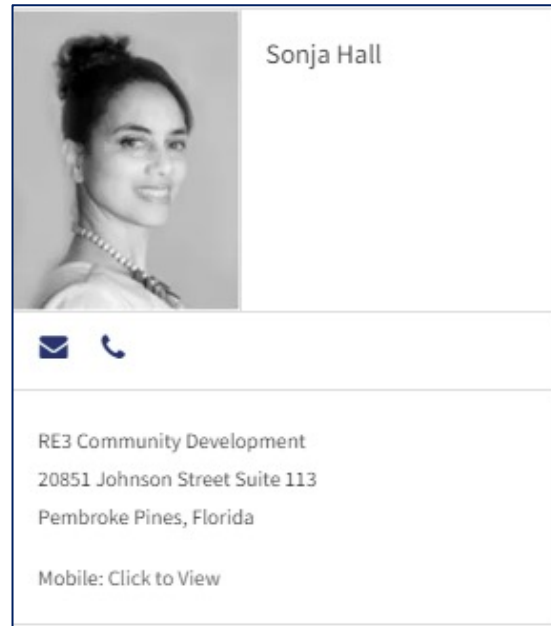


My Active Listings

Sonja Hall
RE3 Community Development
20851 Johnson Street
Pembroke Pines, FL 33029

Ag ID: 3246671
Direct Wrk Ph: 954-309-0031
Home: 954-309-0031
Cell: 954-309-0031
Fax:
Email: sonjahallis@gmail.com
Off Web:

Office ID: RE3C01
Office Ph: 954-309-0031
Office Fax: 888-409-6552



Sonja Hall

RE3 Community Development
20851 Johnson Street Suite 113
Pembroke Pines, Florida

Mobile: Click to View

A profile photo in the MLS means a Professional Consistent and Recognizable photo on consumer facing websites

HOW DO YOU LOOK TO CONSUMERS?



Get your listings in shape for the competitive market

Add Agent Photo to SouthFloridaOpenHouseSearch.com

In Matrix click on **Add/Edit** and under Roster enter your User ID, then click **Edit**.



Click on **Manage Photos**.



Then click on **Browse**



Find the photo then click **Open**



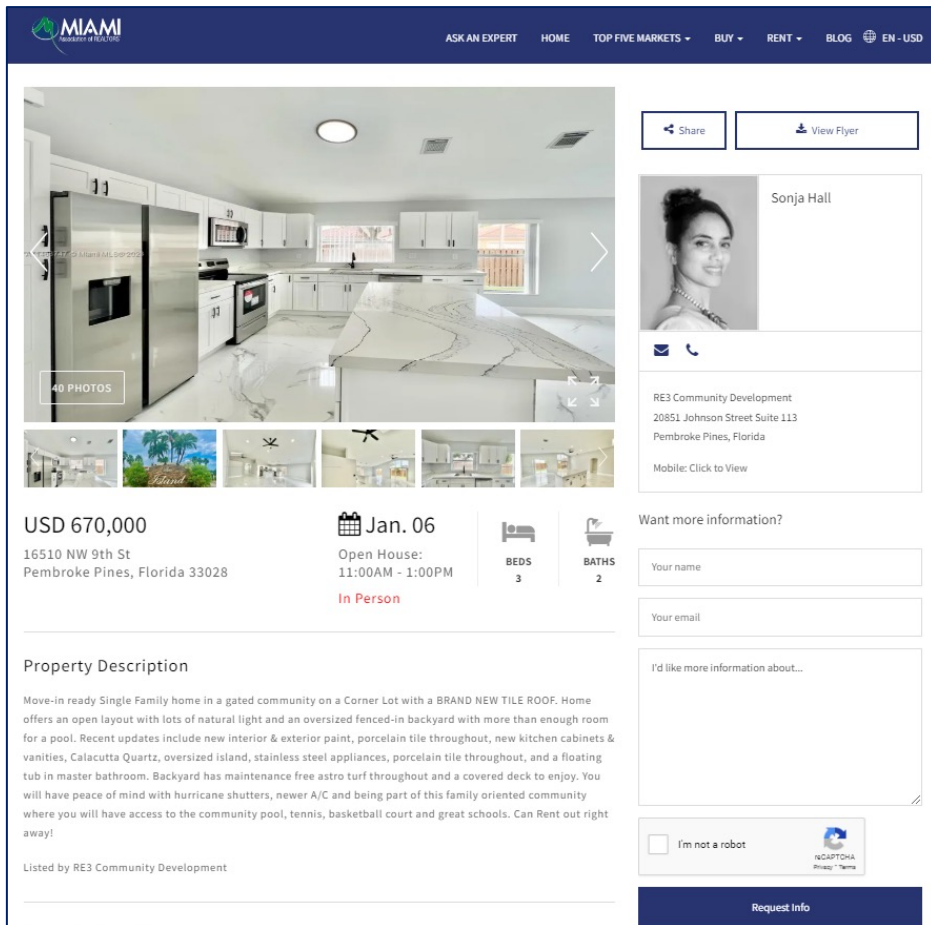
Then **Save**



<https://www.miamirealtors.com/wp-content/uploads/bsk-pdf-manager/2020/04/add-your-agent-photo.pdf>

How do your listings look on MIAMI's Consumer facing websites? Be honest!

SFPropertySearch.com



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40 PHOTOS

Share View Flyer

Sonja Hall

RE3 Community Development
20851 Johnson Street Suite 113
Pembroke Pines, Florida

Mobile: Click to View

USD 670,000

16510 NW 9th St
Pembroke Pines, Florida 33028

Jan. 06
Open House:
11:00AM - 1:00PM
In Person

BEDS 3 BATHS 2

Want more information?

Your name

Your email

I'd like more information about...

I'm not a robot

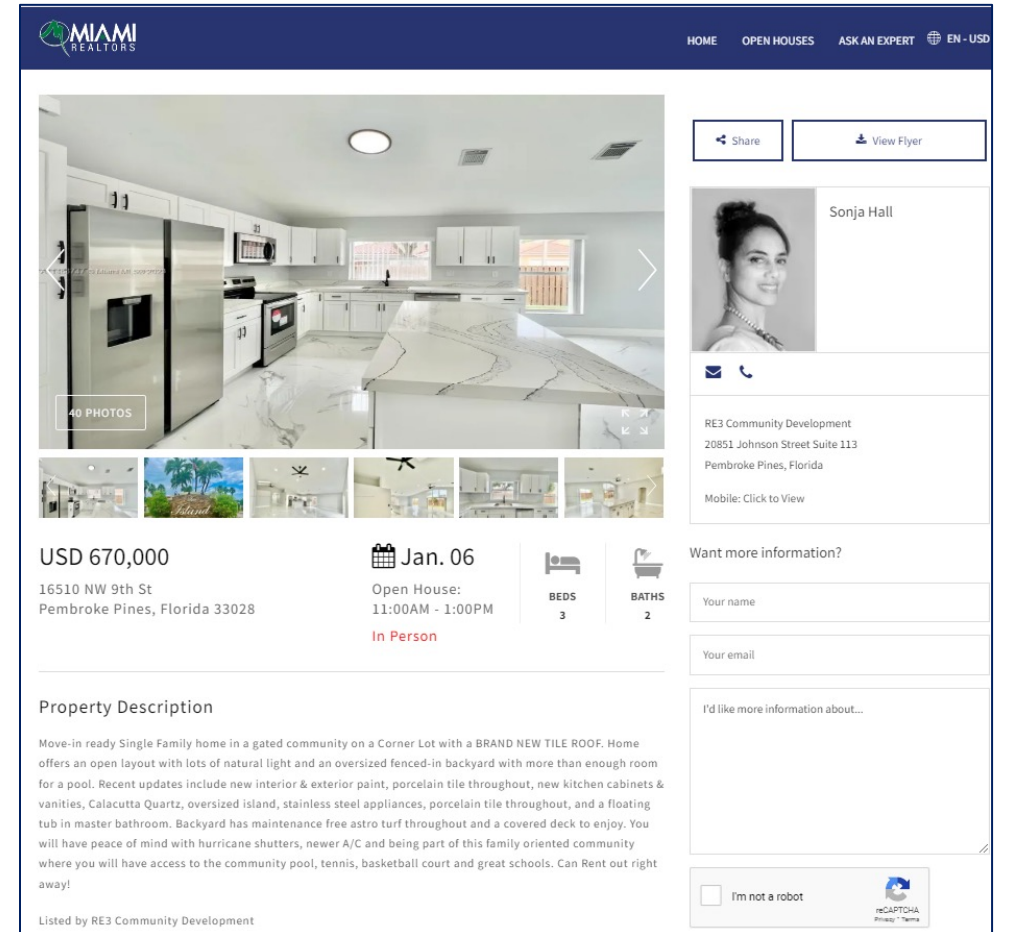
Request Info

Property Description

Move-in ready Single Family home in a gated community on a Corner Lot with a BRAND NEW TILE ROOF. Home offers an open layout with lots of natural light and an oversized fenced-in backyard with more than enough room for a pool. Recent updates include new interior & exterior paint, porcelain tile throughout, new kitchen cabinets & vanities, Calacutta Quartz, oversized island, stainless steel appliances, porcelain tile throughout, and a floating tub in master bathroom. Backyard has maintenance free astro turf throughout and a covered deck to enjoy. You will have peace of mind with hurricane shutters, newer A/C and being part of this family oriented community where you will have access to the community pool, tennis, basketball court and great schools. Can Rent out right away!

Listed by RE3 Community Development

SouthFloridaOpenHouseSearch.com



MIAMI REALTORS HOME OPEN HOUSES ASK AN EXPERT EN - USD

40 PHOTOS

Share View Flyer

Sonja Hall

RE3 Community Development
20851 Johnson Street Suite 113
Pembroke Pines, Florida

Mobile: Click to View

USD 670,000

16510 NW 9th St
Pembroke Pines, Florida 33028

Jan. 06
Open House:
11:00AM - 1:00PM
In Person

BEDS 3 BATHS 2

Want more information?

Your name

Your email

I'd like more information about...

I'm not a robot

Listed by RE3 Community Development

Property Description

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SouthFloridaOpenHouseSearch.com

16510 NW 9th St
Pembroke Pines, Florida

BEDROOMS	BATHROOMS	AREA	REFERENCE NUMBER	YEAR BUILT
3	2	1,637FT ²	A11468747	1994

PRICE: USD 670,000

SUMMARY
Move-in ready Single Family home in a gated community on a Corner Lot with a BRAND NEW TILE ROOF. Home offers an open layout with lots of natural light and an oversized fenced-in backyard

AMENITIES

- Air Conditioning
- Cable Tv
- Garage
- Pets allowed
- Wood shingle roof
- City/mains water
- City sewer
- Lagoon
- Street parking
- Automatic Garage Door ...
- Dishwasher
- Disposal
- Dryer
- Electric Range
- Microwave
- Refrigerator
- Washer
- Washer/Dryer Hook-Up
- CBS Construction
- And more...

SONJA HALL
RES Community Development
20851 Johnson Street Suite 113 - Pembroke Pines, Florida
sonjahallis@gmail.com
<https://www.southfloridaopenhousesearch.com/pdf-listing/4ef0528423d1bc2bc16632a4>

LANGUAGES I SPEAK:
English

How do your flyers look?

Shares to social Channels?

← Flyer



Social Channels

Post to Facebook - Google Chrome
<https://www.facebook.com/sharer.php?u=https%3A%2F%2Fwww.southfloridaopenhousesearch.com%2Fpr...>

Share on Facebook

Share to News Feed or Story

Deborah Boza-Valledor
Say something about this...

SOUTHFLORIDAOPENHOUSESEARCH.COM
16510 NW 9th St - Pembroke Pines, Florida
Move-in ready Single Family home in a gated community on a Corner Lot...

Tag Friends Check in Feeling/activity

Feed Public

Your story Friends

Cancel Post to Facebook



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Advanced Filters

New Homes on the Market

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\$1,075,000

3 Beds 4 Baths 3,056 Sq. Ft.

9541 Garnett Way
Arvada, CO 80007

Courtesy: Compass - Denver

\$415,000

2 Beds 1 Bath 832 Sq. Ft.

2358 Clay Street
Denver, CO 80211

Courtesy: Keller Williams Realty Urban Elite

\$999,000

5 Beds 3 Baths 2,763 Sq. Ft.

8324 Sw 168th Ter
Palmetto Bay, FL 33157

Courtesy: BHHS EWM Realty

Sign In
to see more homes for you

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Resources

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How do your listings look on the consumer portal Nestfully? Be honest...

1 of 40 Full Screen Photos Virtual Tour Map

16510 NW 9th St
Pembroke Pines, FL 33028

\$670,000

FOR SALE OPEN HOUSE

Calculate Payment

Single Family Residential	3 Beds	2 Baths	1,637 Sq. Ft.	5,139 Sq. Ft. Lot
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Description for 16510 NW 9th St Pembroke Pines, FL 33028

84 days on Nestfully 46 views

Move-in ready Single Family home in a gated community on a Corner Lot with a BRAND NEW TILE ROOF. Home offers an open layout with lots of natural light and an oversized fenced-in backyard with more than enough room for a pool. Recent updates include new interior & exterior paint, porcelain tile throughout, new kitchen cabinets & vanities, Calacutta Quartz, oversized island, stainless steel appliances, porcelain tile throughout, and a floating tub in master bathroom. Backyard has maintenance free astro turf throughout and a covered deck to enjoy. You will have peace of mind with hurricane shutters, newer A/C and being part of this family oriented community where you will have access to the community pool, tennis, basketball court and great schools. Can Rent out right away!

Open House

Open House
Sat, 1/06 | 11:00 AM-1:00 PM

Request A Showing

In Person Virtual

Select a time below

FRI Jan 5 SAT Jan 6 SUN Jan 7 MON Jan 8

Listing Agent

Sonja Hall
RE3 Community Development
License#: 3246671
[\(954\) 309-0031](#) [Contact Me](#)