

# \$499,000

3970 NW 45th Ave

**Beds:** 3  
**Baths:** 2  
**Living Area:** 1,733 sqft  
**Neighborhood:** Lauderdale Lakes

YOUR AGENT



**Brian Paran**

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AMENITIES

|                  |   |                |   |
|------------------|---|----------------|---|
| Air Conditioning | - | Lake           | ✓ |
| Central Heat     | ✓ | Pool           | - |
| Refrigerator     | - | Fence          | ✓ |
| Dishwasher       | - | Garage         | ✓ |
| Washer           | - | Barbeque       | - |
| Walk-In Closets  | - | Impact Windows | - |

KEY FEATURES

|                |            |                 |                  |
|----------------|------------|-----------------|------------------|
| Living area:   | 1,733 sqft | Days on market: | 57 days          |
| Lot size:      | N/A        | Type:           | house            |
| Tax:           | \$ 5,550   | Year Built:     | 1971             |
| \$ /sqft:      | \$ 288     | Neighborhood:   | Lauderdale Lakes |
| Half Bath/WC:  | -          | Zip Code:       | 33319            |
| Parking Space: | 4          | Ref./MLS ID:    | A11654124        |

MY NOTES