

**\$499,000**

**3970 NW 45th Ave**

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

**YOUR AGENT**



**Brian Paran**

**Phone: +1 (305) 684-8999**

**Email: brian@home61.com**

**AMENITIES**

<b>Air Conditioning</b>	-	<b>Lake</b>	✓
<b>Central Heat</b>	✓	<b>Pool</b>	-
<b>Refrigerator</b>	✓	<b>Fence</b>	✓
<b>Dishwasher</b>	-	<b>Garage</b>	✓
<b>Washer</b>	-	<b>Barbeque</b>	-
<b>Walk-In Closets</b>	-	<b>Impact Windows</b>	-

**KEY FEATURES**

<b>Living area:</b>	<b>1,733 sqft</b>	<b>Days on market:</b>	<b>112 days</b>
<b>Lot size:</b>	<b>N/A</b>	<b>Type:</b>	<b>house</b>
<b>Tax:</b>	<b>\$ 5,550</b>	<b>Year Built:</b>	<b>1971</b>
<b>\$/sqft:</b>	<b>\$ 288</b>	<b>Neighborhood:</b>	<b>Lauderdale Lakes</b>
<b>Half Bath/WC:</b>	<b>-</b>	<b>Zip Code:</b>	<b>33319</b>
<b>Parking Space:</b>	<b>4</b>	<b>Ref./MLS ID:</b>	<b>A11653300</b>

**MY NOTES**