

**\$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

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <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>      | N/A               | <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>Zip Code:</b>       | <b>33319</b>            |
| <b>Parking Space:</b> | <b>4</b>          | <b>Ref./MLS ID:</b>    | <b>A11653300</b>        |

## MY NOTES