

**\$480,000****8450 NW 45th Mnr**

**Beds:** 4  
**Baths:** 2  
**Living Area:** 2,487 sqft  
**Neighborhood:** Coral Springs

## YOUR AGENT

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## AMENITIES

<b>Air Conditioning</b>	✓	<b>Lake</b>	✓
<b>Central Heat</b>	✓	<b>Pool</b> (15x30)	✓
<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>2,487 sqft</b>	<b>Days on market:</b>	<b>1976 days</b>
<b>Lot size:</b>	<b>3,216 sqft</b>	<b>Type:</b>	<b>house</b>
<b>Tax:</b>	<b>\$ 7,361</b>	<b>Year Built:</b>	<b>1995</b>
<b>\$ /sqft:</b>	<b>\$ 193</b>	<b>Neighborhood:</b>	<b>Coral Springs</b>
<b>Half Bath/WC:</b>	<b>1</b>	<b>Zip Code:</b>	<b>33065</b>
<b>Parking Space:</b>	<b>2</b>	<b>Ref./MLS ID:</b>	<b>F10152550</b>

## MY NOTES