

**\$350,000**  
7150 NW 45th St

**Beds:** 3  
**Baths:** 2  
**Living Area:** 1,912 sqft  
**Neighborhood:** Lauderhill

YOUR AGENT



**Brian Paran**

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AMENITIES

|                         |   |                        |   |
|-------------------------|---|------------------------|---|
| <b>Air Conditioning</b> | ✓ | <b>None</b>            | — |
| <b>Central Heat</b>     | ✓ | <b>Pool</b> (32x60)    | ✓ |
| <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 Shutters</b> | ✓ |

KEY FEATURES

|                       |                   |                        |                   |
|-----------------------|-------------------|------------------------|-------------------|
| <b>Living area:</b>   | <b>1,912 sqft</b> | <b>Days on market:</b> | <b>1894 days</b>  |
| <b>Lot size:</b>      | <b>7,503 sqft</b> | <b>Type:</b>           | <b>house</b>      |
| <b>Tax:</b>           | <b>\$ 2,985</b>   | <b>Year Built:</b>     | <b>1979</b>       |
| <b>\$/sqft:</b>       | <b>\$ 183</b>     | <b>Neighborhood:</b>   | <b>Lauderhill</b> |
| <b>Half Bath/WC:</b>  | <b>-</b>          | <b>Zip Code:</b>       | <b>33319</b>      |
| <b>Parking Space:</b> | <b>2</b>          | <b>Ref./MLS ID:</b>    | <b>A10659514</b>  |

MY NOTES