

**\$10,000**  
**3061 NE 45th St**

**Beds:** 4  
**Baths:** 4  
**Living Area:** 4,375 sqft  
**Neighborhood:** Fort Lauderdale

## YOUR AGENT

**Brian Paran**

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## AMENITIES

<b>Air Conditioning</b>	✓	<b>Canal</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>	4,375 sqft	<b>Available:</b>	Now
<b>Lot size:</b>	9,775 sqft	<b>Type:</b>	house
<b>Half Bath/WC:</b>	—	<b>Year Built:</b>	2005
<b>Parking Space:</b>	2	<b>Neighborhood:</b>	Fort Lauderdale
<b>Furnished:</b>	Yes	<b>Zip Code:</b>	33308
<b>Pets Allowed:</b>	Yes	<b>Ref./MLS ID:</b>	F10181971

## MY NOTES