

**\$562,000**

2431 NE 45th St

**Beds:** 3  
**Baths:** 2  
**Living Area:** 1,742 sqft  
**Neighborhood:** Lighthouse Point

YOUR AGENT



**Brian Paran**

**Phone:** +1 (305) 684-8999  
**Email:** brian@home61.com

AMENITIES

|                           |                         |
|---------------------------|-------------------------|
| <b>Air Conditioning</b> ✓ | <b>Garden View</b> -    |
| <b>Central Heat</b> -     | <b>Pool</b> (75 LF) ✓   |
| <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> 1,742 sqft | <b>Days on market:</b> 1522 days      |
| <b>Lot size:</b> 8,520 sqft    | <b>Type:</b> house                    |
| <b>Tax:</b> \$ 5,403           | <b>Year Built:</b> 1964               |
| <b>\$/sqft:</b> \$ 323         | <b>Neighborhood:</b> Lighthouse Point |
| <b>Half Bath/WC:</b> -         | <b>Zip Code:</b> 33064                |
| <b>Parking Space:</b> 2        | <b>Ref./MLS ID:</b> F10217279         |

MY NOTES