

A11760291 © Miami MLS® 2025



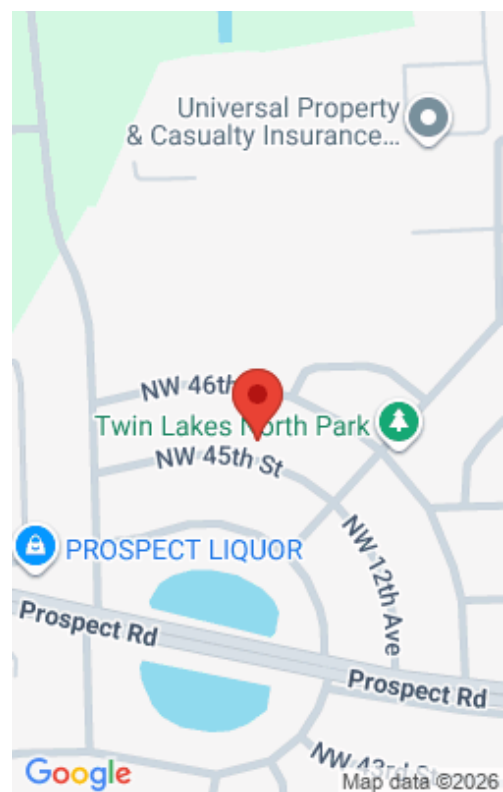
**\$420,000**

## **1301 NW 45TH ST, FORT LAUDERDALE FL 33309**

<https://staging1.bravoregroup.com>

INVESTMENT OPORTUNITY!!! SINGLE-FAMILY HOME WITH A POOL AND A BIG BACKYARD. TILE THROUGHOUT, WHITE WOODEN CABINETS, GRANITE COUNTERS, SPACIOUS LIVING AREA WITH BIG WINDOWS TO LET ALL THE SUNLIGHT COME IN. COVERED CARPORT AND ADDITIONAL DRIVEWAY LONG ENOUGH TO FIT 3 CARS. HOME LOCATED BLOCKS AWAY FROM INTER-MIAMI STADIUM, PARKS, SHOPS, RESTAURANTS, I-95 AND 7 [...]

- 3 beds
- 2 baths
- House
- For Sale
- Active
- 1014 sq ft



### **Call us now**

Phone: (305) 713-8000

Email: [Bravo@RealtyAgent.com](mailto:Bravo@RealtyAgent.com)

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## Property Features

**Date added:** Added 11 months ago   **Category:** For Sale  
**Pool Y/N:** Yes   **Type:** House  
**Status:** Active   **Bedrooms:** 3 beds  
**Bathrooms:** 2 baths   **Area:** 1014 sq ft  
**Year built:** 1960   **Subdivision Name:** TWIN LAKES RESUB OF BLKS  
**Original List Price:** 465000   **Previous List Price:** 440000  
**County:** Broward County   **DOM:** 174  
**Bathrooms Full:** 2   **Lot Size:** 7607 sq ft  
**Pets Allowed:** More Than 20 Lbs   **MLS ID:** A11760291

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## Building Details

**Building Area Total:** 1014 sq ft   **Year Built Details:** Resale  
**Parking Features:** Driveway   **View:** Other  
**Carport Spaces:** 1   **Building Name:** \$0  
**Covered Spaces:** 1   **Construction Materials:** Concrete Block With Brick  
**Roof:** Shingle

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## Amenities & Features

**Appliances:** Microwave, Refrigerator   **Pool Features:** In Ground  
**Cooling Yes/ No:** Yes   **Cooling:** Central Air  
**Exterior Features:** Other   **View Yes / No:** Yes  
**Water Source:** Municipal Water   **Architectural Style:** Detached, One Story  
**Sewer:** Public Sewer   **Interior Features:** First Floor Entry, Other  
**Heating:** Central   **Flooring:** Ceramic Floor

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## Miscellaneous



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**Structure Type:** Pool Only, House

**Zoning:** RS-4

**Special Listing Conditions:** Short Sale

**Community Features:** Paved Road

**Lot Features:** Less Than 1/4 Acre Lot

**Listing Courtesy of:** Keller Williams Realty  
International Lifestyles

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## Rooms

**Room Bedroom Features:** At Least 1 Bedroom  
Ground Level

**Room Living Room Features:** Other



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