



A11762431 © Miami MLS® 2025

**\$575,000**

## **1401 NW 45TH ST, FORT LAUDERDALE FL 33309**

<https://staging1.bravoregroup.com>

Beautifully 3-bedroom, 2-bathroom home with ample closet space for plenty of storage. The stainless steel appliances, ideal for entertaining or everyday cooking. The entire home has been freshly painted, this home is filled with natural light, creating a warm and inviting atmosphere. Ready for you to move in and add your personal touch.

- 3 beds
- 2 baths
- House
- For Sale
- Active
- 1270 sq ft



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



# Property Features

<b>Date added:</b>	Added 9 months ago	<b>Category:</b>	For Sale
<b>Pool Y/N:</b>	Yes	<b>Type:</b>	House
<b>Status:</b>	Active	<b>Bedrooms:</b>	3 beds
<b>Bathrooms:</b>	2 baths	<b>Area:</b>	1270 sq ft
<b>Year built:</b>	1959	<b>Subdivision Name:</b>	TWIN LAKES RESUB OF BLKS
<b>Original List Price:</b>	595000	<b>Previous List Price:</b>	582000
<b>County:</b>	Broward County	<b>DOM:</b>	212
<b>Bathrooms Full:</b>	2	<b>Lot Size:</b>	7607 sq ft
<b>MLS ID:</b>	A11762431		

## Building Details

<b>Building Area Total:</b>	1522 sq ft	<b>Year Built Details:</b>	Resale
<b>Parking Features:</b>	Circular Driveway, Driveway	<b>View:</b>	Garden
<b>Building Name:</b>	\$0	<b>Construction Materials:</b>	CBS Construction
<b>Roof:</b>	Barrel Roof		

## Amenities & Features

<b>Appliances:</b>	Dishwasher, Dryer, Microwave, Electric Range, Refrigerator	<b>Pool Features:</b>	In Ground
<b>Cooling Yes/ No:</b>	Yes	<b>Cooling:</b>	Electric
<b>View Yes / No:</b>	Yes	<b>Water Source:</b>	Municipal Water
<b>Architectural Style:</b>	Attached, One Story	<b>Sewer:</b>	Public Sewer
<b>Interior Features:</b>	First Floor Entry, Walk-In Closet(s), Attic, Utility Room/Laundry	<b>Heating:</b>	Central
<b>Flooring:</b>	Vinyl	<b>Fencing:</b>	Fenced



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## Miscellaneous

**Structure Type:** Pool Only, House

**Community Features:** Public Road, Sidewalks

**Listing Courtesy of:** Imana Realty, LLC.

**Zoning:** RS-4

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

**Laundry Features:** Utility Room/Laundry

## Rooms

**Room Bedroom Features:** Entry Level

**Room Living Room Features:** Attic, Utility Room/Laundry



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