



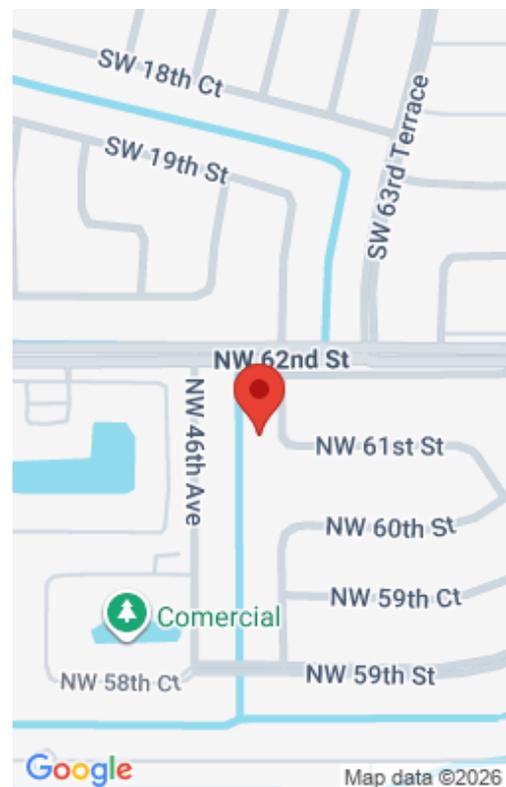
**\$439,500**

## **6121 NW 45TH AVE, FORT LAUDERDALE FL 33319**

<https://staging1.bravoregroup.com>

Seller concession available! Experience the best of Florida living in this well-maintained 3-bedroom, 2-bathroom pool home, situated on a canal in a welcoming and family-friendly neighborhood with no HOA. Designed for both comfort and functionality, this home also features an upgraded primary bathroom and a spacious family room that offers the perfect setting for entertaining [...]

- 3 beds
- 2 baths
- House
- For Sale
- Active
- 1570 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 6 months ago

**Pool Y/N:** Yes

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1973

**Original List Price:** 449900

**County:** Broward County

**Bathrooms Full:** 2

**MLS ID:** A11851871

**Category:** For Sale

**Type:** House

**Bedrooms:** 3 beds

**Area:** 1570 sq ft

**Subdivision Name:** POMPANO PARK SEC 3

**Previous List Price:** 339500

**DOM:** 69

**Lot Size:** 6000 sq ft

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## Building Details

**Building Area Total:** 1913 sq ft

**Parking Features:** Guest

**Building Name:** \$0

**Construction Materials:** Concrete Block Construction, CBS Construction

**Roof:** Shingle

**Year Built Details:** Resale

**View:** Canal, Pool

**Covered Spaces:** 1

**Garage Spaces:** 1

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## Amenities & Features



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**Appliances:** Dryer, Microwave, Electric Range, Refrigerator, Washer

**Cooling Yes/ No:** Yes

**Exterior Features:** Fruit Trees

**Water Source:** Municipal Water

**Sewer:** Public Sewer

**Waterfront Features:** WF/Pool/No Ocean Access, Canal Front

**Heating:** Central

**Fencing:** Fenced

**Pool Features:** In Ground

**Cooling:** Ceiling Fan(s), Central Air

**View Yes / No:** Yes

**Architectural Style:** Attached, One Story

**Door Features:** High Impact Doors

**Interior Features:** First Floor Entry, Family Room

**Flooring:** Tile

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## Nearby Schools

**High School:** Boyd H Anderson    **Middle Or Junior School:** Lauderdale Lks

**Elementary School:** Broadview

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## Miscellaneous

**Structure Type:** House

**Other Equipment:** Automatic Garage Door Opener

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

**Inclusions:** Other

**Zoning:** RS-5

**Community Features:** Public Road, Sidewalks, Street Lights

**Listing Courtesy of:** Elite Realty Partners, Inc.

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## Rooms

**Room Bedroom Features:** At Least 1 Bedroom Ground Level, Primary Bath Shower, Primary Bath Tub, Primary Bedroom Ground Level

**Room Living Room Features:** Family Room



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