



A11916854 SEFMLS © 2025



**Price: \$440,000**

**MLS Number: A11916854**

**Single Family**

**1164 NW 45th Ave, Lauderhill, Florida 33313 USA**

**Beds: 3**

**Baths: 3**

**Living Area: 1,325**

**Lot Square Feet: 6,507**

**HOA Fees:**

**Year Built: 1962**

**Community: FLAIR SUB NO 3**

**Subdivision: FLAIR SUB NO 3**

**Elementary School: Lauderhill; Paul Turner**

**Junior High: Lauderhill**

**High School: Boyd H Anderson**

## ABOUT THIS PROPERTY

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WELCOME HOME TO THIS BEAUTIFULLY RENOVATED 3-BEDROOM, 3-BATHROOM SINGLE-FAMILY RESIDENCE, U  
IMPACT WINDOWS (2025), NEWER A/C (2022), AND NEW WATER HEATER (2025). INSIDE, THE HOME FEATURES BF  
COUNTERTOPS, STAINLESS STEEL APPLIANCES, AND SHAKER CABINETS. ALL THREE BATHROOMS HAVE BEE  
WASHER AND DRYER FOR EVEN MORE CONVENIENCE. OUTSIDE, THE HOME HAS BEEN FRESHLY PAINTED AND  
VEHICLES. THIS MOVE-IN-READY HOME TRULY HAS IT ALL—STYLE, COMFORT, AND UPGRADES THROUGHOUT.  
POTENTIAL. WHETHER YOU'RE LOOKING FOR YOUR NEXT HOME OR A HIGH-DEMAND SHORT-TERM RENTAL, TH

# PROPERTY LOCATION

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Image



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