

SHOWING GUIDE – 4581 45th Street S

3 Bed / 3 Bath / 2 Car Garage

2,076 sq ft / Quarter acre lot

Built 1978

INTERIOR FEATURES

- Three levels of living area
- Vaulted ceilings in living/dining area
- Wet bar
- Kitchen features wood floors, casual dining bar, pass-through to outside deck
- Sliding glass doors from dining area to deck
- Primary bedroom features sliding glass doors and a balcony with water view, en suite bath and walk-in closet
- Laundry room and pool bath on the lower level

Note:

- *There are several fogged windows*
- *Settling cracks are apparent throughout*
- *Ceiling stain in dining room is from a prior leak which has been repaired*
- *Fireplace in living / dining area is decorative only - the natural gas connection has been removed*

EXTERIOR FEATURES

- Wood deck outside kitchen / dining area
- Large fiberglass swimming pool with diving board
- Fruit trees include bananas, papayas, citrus varieties and coconut

Note:

- *Dock & boat lift are non-operational*
- *Irrigation system has not been operated in some time and is not warranted*
- *Fence gate on north side is unstable*

SYSTEMS/MISC

- Gas water heater in garage
- Roof was installed in 1998, repaired +/- 3 years ago

Flood insurance – currently Sellers are grandfathered at a rate of \$776/year.