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**\$3,900,000**

## **1201 GUAVA ISLE FORT LAUDERDALE FL 33315**

<https://miamiluxuryhomes.org>

75' WATERFRONT LOT NEW CONSTRUCTION for a Contemporary 2-Story Single-Family Home with 3,702sf of Living Area (as per Architect's plans) and a Total Area of 4,810sf (as per Architect's plans). This lot located at Citrus Isles of Fort Lauderdale, has direct OCEAN ACCESS with NO FIXED Bridges and it comes with Brand New Vinyl Dock. [...]

- 5 beds
- 7 baths
- Single Family Residence
- Residential
- Active
- 3702 sq ft

### **Basics**

**Bathrooms Half:** 2

**Lot Size Units:** Square Feet

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Area:** 3702 sq ft

**Bathrooms Full:** 5

**Category:** Residential

**Status:** Active

**Bathrooms:** 7 baths

**Year built:** 2024



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## Property Features

<b>Community Features:</b> Sidewalks	<b>Exterior Features:</b> Other
<b>Interior Features:</b> Bedroom on Main Level,First Floor Entry	<b>Waterfront Features:</b> No Fixed Bridges,Ocean Access
<b>Pool Features:</b> In Ground,Pool	<b>Lot Features:</b> < 1/4 Acre
<b>Parking Features:</b> Driveway	<b>Appliances:</b> Other
<b>Architectural Style:</b> Detached,Two Story	<b>Construction Materials:</b> Block
<b>Cooling:</b> Central Air	<b>Cooling Y/N:</b> 1
<b>Covered Spaces:</b> 3	<b>Flooring:</b> Tile
<b>Frontage Length:</b> 75	<b>Garage Spaces:</b> 3
<b>Garage Y/N:</b> 1	<b>Heating:</b> Central
<b>Heating Y/N:</b> 1	<b>Sewer:</b> Public Sewer
<b>View:</b> Canal	<b>View Y/N:</b> 1
<b>Roof:</b> Concrete	<b>Waterfront Y/N:</b> 1
<b>Water Source:</b> Public	<b>Stories:</b> 2

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## Property details

<b>Total Building Area:</b> 4810	<b>Direction Faces:</b> South
<b>Subdivision Name:</b> SOUTH NEW RIVER ISLES SEC	<b>Lot Size Square Feet:</b> 7950
<b>Parcel Number:</b> 504216270170	<b>Possession:</b> Close Of Escrow,Negotiable
<b>Living Area Source:</b> Builder	<b>Lot Size Area:</b> 7950

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## Location Details

<b>County Or Parish:</b> Broward County	<b>Zoning Description:</b> RS-8
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## Fees & Taxes



Tax Annual Amount: 13801

Tax Year: 2023

Tax Legal Description: SOUTH NEW RIVER ISLES SEC C 37-15 B LOT 17

Miscellaneous

Public Survey Section: 16

Syndication Remarks: 75' WATERFRONT NEW CONSTRUCTION for a Contemporary 2-Story Single-Family Home 5Bed/5Bath/2Half- Baths/3-Cars. Direct OCEAN ACCESS w/NO FIXED Bridges.

Year Built Details: New Construction

Virtual Tour URL: [https://player.vimeo.com/progressive\\_redirect/playback/886974842/rendition/1080p/file.mp4?loc=external&log\\_user=0&signature=ee1edd1ee35be504dd99acd5c6a5f1f904a56fcab39918fea94a5bbe021f6454](https://player.vimeo.com/progressive_redirect/playback/886974842/rendition/1080p/file.mp4?loc=external&log_user=0&signature=ee1edd1ee35be504dd99acd5c6a5f1f904a56fcab39918fea94a5bbe021f6454)

Courtesy of

Office Name: Keller Williams Realty International Lifestyles

