



**\$4,000,000**

## **1260 HATTERAS LN**

<https://miamiluxuryhomes.org>

THREE ISLANDS 3RD SECTION 111-16 B POR OF PAR 9 DESC AS COMM SE COR OF PAR 9, NE ALG E/L 688.23, NW 218.30 TO POB; CONT NW 166.33, SW 65.00, SE 1 Nestled on a serene, tree-lined street in the prestigious, gated Harbor Islands, this luminous 6-bedroom, 5.5-bath home offers exceptional living. Set on nearly a quarter-acre, this home [...]

- 6 beds
- 6 baths
- SingleFamilyResidence
- Residential
- Active
- 4946 sq ft

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## **Basics**



**Category:** Residential

**Type:** SingleFamilyResidence

**Status:** Active

**Bedrooms:** 6 beds

**Bathrooms:** 6 baths

**Half baths:** 1 half bath

**Floors:** 2 floors

**Area:** 4946 sq ft

**Lot size:** 10641, 10641 sq ft

**Year built:** 2004

**View:** Other,Water

**Subdivision Name:** THREE ISLANDS 3RD SECTION

**County:** Broward

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## Building Details

**Water Source:** Public

**Architectural Style:**  
Mediterranean,TwoStory

**Lot Features:** SprinklersAutomatic,LessThanQuarterAcre

**Sewer:** PublicSewer

**Construction Materials:** Block,Stucco

**Covered Spaces:** 3

**Garage Spaces:** 3

**Levels:** Two

**Floor covering:** Marble, Wood

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## Amenities & Features

**Pool Features:** Concrete,Gunite,InGround,Pool,Community

**Security Features:** SecuritySystemOwned,SecurityGate,GatedCommunity,SmokeDetectors,SecurityGuard

**Spa Features:** InGround,Community

**Utilities:** CableAvailable,UndergroundUtilities

**Cooling:** CentralAir,Electric,Zoned

**Furnished:** Unfurnished

**Interior Features:** BreakfastBar,Bidet,BedroomOnMainLevel,BreakfastArea,DiningArea,SeparateFormalDiningRoom,DualSinks,EntranceFoyer,FirstFloorEntry,JettedTub,KitchensIsland,Pantry,SeparateShower,UpperLevelPrimary,Bar,WalkInClosets

**Appliances:** BuiltInOven,Dryer,Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,IceMaker,Microwave,Refrigerator,SelfCleaningOven,Washer

**Parking Features:**

Attached,Driveway,Garage,PaverBlock,GarageDoorOpener

**Patio & Porch Features:** Patio

**Roof:** Barrel

**Window Features:** Arched,Blinds,ImpactGlass

**Exterior Features:** Fence,Lighting,Patio,SecurityHighImpactDoors

**Heating:** Central,Electric

**Laundry Features:** InGarage,LaundryTub

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## Expenses, Fees & Taxes

**Association Fee:** \$3,678

**Tax Annual Amount:** \$46,412

**Tax Year:** 2023

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## Miscellaneous

**Association Fee** List Office Name: Tatiana Real Estate, Inc

**Frequency:**

Quarterly

**Listing Terms:** Community Features:

Cash,Conventional Clubhouse,Fitness,GameRoom,Gated,HomeOwnersAssociation,MaintainedCommunity,Park,Pickleball,PropertyManagerOnSite,Pool,Sauna,StreetLights,Sidewalks,TennisCourts

**Direction Faces:**

East

