



**\$3,275,000**

## **1318 SE 13TH TER**

<https://miamiluxuryhomes.org>

LAUDERDALE HARBORS UNIT 1 REVISED 27-42 B LOT 21 BLK 2  
Brand-new stunning home in the highly sought-after Rio Vista neighborhood of Fort Lauderdale. This masterpiece offers 4 beds, 4 baths, & a thoughtfully designed layout that seamlessly blends elegance, comfort, & functionality. Open-concept living space, filled w/ natural light & designed for both entertaining [...]

- 4 beds
- 4 baths
- SingleFamilyResidence
- Residential
- Active
- 3878 sq ft

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 2 floors

**Lot size:** 7000, 7000 sq ft

**View:** Pool

**County:** Broward

**Type:** SingleFamilyResidence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area:** 3878 sq ft

**Year built:** 2024

**Subdivision Name:** RIO VISTA

## Building Details

**Water Source:** Public

**Lot Features:** LessThanQuarterAcre

**Construction Materials:** Block

**Garage Spaces:** 2

**Floor covering:** Tile

**Architectural Style:**  
ContemporaryModern,Detached,TwoStory

**Sewer:** PublicSewer

**Covered Spaces:** 2

**Levels:** Two

### Amenities & Features

**Pool Features:** InGround,Pool

**Patio & Porch Features:** Balcony,Open

**Cooling:** CentralAir,CeilingFans

**Heating:** Central

**Appliances:**  
BuiltInOven,Dryer,Dishwasher,ElectricRange,Microwave,Refrigerator,Washer

**Parking Features:** Driveway

**Roof:** Flat

**Exterior Features:** Balcony,Lighting

**Interior Features:**  
BreakfastBar,BedroomOnMainLevel,DiningArea,SeparateFormalDiningRoom,DualSinks,EatInKitchen,FamilyDiningRoom,FirstFloorEntry,HighCeilings,KitchenIsland,LivingDiningRoom,Pantry,SeparateShower,WalkInClosets

## Nearby Schools

**Middle Or Junior School:** Sunrise

**High School:** Fort Lauderdale

**Elementary School:** Harbordale

## Expenses, Fees & Taxes

**Tax Annual Amount:** \$5,307

**Tax Year:** 2024





# Miscellaneous

**List Office Name:** Compass Florida, LLC

**Listing Terms:** Cash,Conventional

**Direction Faces:** West

