



**\$2,200,000**

## 1560 SHORELINE WAY

<https://miamiluxuryhomes.org>

THREE ISLANDS 3RD SECTION 111-16 B POR PAR 5 DESC AS  
COMM SW COR PAR 5,E 217.50,N 259 TO POB,CONT N 49.75,E  
97.02,S 49.75,W 97.02 TO POB,TOG Exceptional waterfront gem!  
This expansive property boasts approximately 3359 sq ft of living  
space with 4 bedrooms, 3 bathrooms, and a separate guest  
house complete with its own [...]

- 5 beds
- 4 baths
- SingleFamilyResidence
- Residential
- Active
- 3359 sq ft

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## Basics



**Category:** Residential

**Type:** SingleFamilyResidence

**Status:** Active

**Bedrooms:** 5 beds

**Bathrooms:** 4 baths

**Half baths:** 0 half baths

**Floors:** 2 floors

**Area:** 3359 sq ft

**Lot size:** 8807, 8807 sq ft

**Year built:** 1996

**View:** Canal,Water

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

**County:** Broward

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## Building Details

**Water Source:** Public

**Architectural Style:** Detached,TwoStory

**Lot Features:** LessThanQuarterAcre

**Sewer:** PublicSewer

**Construction Materials:** Block

**Covered Spaces:** 2

**Garage Spaces:** 2

**Levels:** Two

**Other Structures:** GuestHouse

**Floor covering:** Slate, Tile, Vinyl

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## Amenities & Features

**Pool Features:** InGround,Pool,Community

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

**Roof:** Barrel

**Utilities:** CableAvailable,UndergroundUtilities

**Door Features:** FrenchDoors

**Furnished:** Unfurnished

**Interior Features:**

BuiltInFeatures,BedroomOnMainLevel,FrenchDoorsAtriumDoors,FirstFloorEntry,HighCeilings,KitchenIsland,SeparateShower,UpperLevelPrimary,WalkInClosets

**Parking Features:** Attached,Driveway,Garage,PaverBlock

**Spa Features:** Community

**Waterfront Features:** CanalFront

**Cooling:** CentralAir,CeilingFans

**Exterior Features:** StormSecurityShutters

**Heating:** Central

**Appliances:**

Dryer,Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,Microwave,Refrigerator,Washer

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## Expenses, Fees & Taxes

**Association Fee:** \$3,042

**Tax Annual Amount:** \$32,391

**Tax Year:** 2023

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## Miscellaneous

**Association Fee** **List Office Name:** Coldwell Banker Realty

**Frequency:**  
Quarterly

**Listing Terms:** **Community Features:**

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

**Direction Faces:**

East

