



\$2,450,000

1636 NE 18TH AVE FORT LAUDERDALE FL 33305

<https://miamiluxuryhomes.org>

Discover a delightful lakeside retreat in Poinsettia Heights, nestled on the serene shores of Lake Melva. This home offers 4BR, 4.5BA layout, each BR with its own private BA for added comfort. Inside the open floor plan is bright and inviting, with large impact doors & windows filling the space with natural light. The kitchen is a focal point, equip with modern appliances, and [...]

- 4 beds
- 5 baths
- Single Family Residence
- Residential
- Active
- 2950 sq ft

Basics

Bathrooms Half: 1

Lot Size Units: Square Feet

Type: Single Family Residence

Bedrooms: 4 beds

Area: 2950 sq ft

Bathrooms Full: 4

Category: Residential

Status: Active

Bathrooms: 5 baths

Year built: 2024



Property Features

Community Features: Street Lights

Interior Features: Breakfast Bar,Built-in Features,Bedroom on Main Level,Closet Cabinetry,Dual Sinks,Family/Dining Room,First Floor Entry,Kitchen Island,Kitchen/Dining Combo,Custom Mirrors,Main Level Primary,Pantry,Separate Shower,Vaulted Ceiling(s),Walk-In Closet(s)

Window Features: Impact Glass

Lot Features: < 1/4 Acre

Security Features: Smoke Detector(s)

Architectural Style:
Contemporary/Modern,One Story

Cooling: Central Air

Covered Spaces: 2

Flooring: Other

Furnished: Unfurnished

Garage Y/N: 1

Heating Y/N: 1

Pets Allowed: Conditional,Yes

View: Garden,Lake,Pool

Patio and Porch Features:
Deck,Open,Porch

Waterfront Y/N: 1

Attached Garage Y/N: 1

Exterior Features: Deck,Fence,Lighting,Outdoor Grill,Porch,Security/High Impact Doors

Waterfront Features: Lake Front,Lake Privileges,Navigable Water

Pool Features: In Ground,Pool

Parking Features:
Attached,Driveway,Garage,Parking Pad,Garage Door Opener

Appliances: Built-In Oven,Dryer,Dishwasher,Electric Range,Electric Water Heater,Disposal,Ice Maker,Microwave,Refrigerator,Self Cleaning Oven,Washer

Construction Materials: Block

Cooling Y/N: 1

Electric: Fuses

Frontage Length: 80

Garage Spaces: 2

Heating: Central

New Construction Y/N: 1

Sewer: Public Sewer

View Y/N: 1

Roof: Flat

Water Source: Public

Stories: 1

Property details



Total Building Area: 3428

Disclosures: Home Warranty

Lot Size Square Feet: 9749

Possession: Closing & Funding

Lot Size Area: 9749

Direction Faces: West

Subdivision Name: LAKELAND RESUB

Parcel Number: 494235190240

Road Surface Type: Paved

Property Condition: Under Construction

Rooms & Units Description

Total Rooms: 10

Location Details

County Or Parish:
Broward County

High School: Fort
Lauderdale

Directions: From I-95, take Exit 29 for Sunrise Blvd. Head east on Sunrise Blvd. Turn Left onto NE 15th Ave, then right onto NE 18th St. Turn right onto NE 18th Ave. Destination, 1636 NE 18th Ave, Fort Lauderdale, FL 33305, will be on your Left.

Zoning Description: RS-8

Fees & Taxes

Tax Annual Amount: 14544

Tax Year: 2023

Tax Legal Description: LAKELAND RESUB 27-22 B LOT 24

Miscellaneous



Development Status: New Construction

**Public Survey
Section:** 35

Syndication Remarks: Don't miss out on this rare opportunity! Experience lake-front living in this stunning 4BR, 4.5BA lakehome located in Poinsettia Heights.

**Year Built
Details:** Under Construction

Virtual Tour URL:
<https://www.propertypanorama.com/instaview/mia/A11571480>

Courtesy of

Office Name: Global Luxury Realty LLC

