



**\$6,000,000**

## **1807 N FORT LAUDERDALE BEACH BLVD FORT LAUDERDALE FL 33305**

<https://miamiluxuryhomes.org>

NEW CONSTRUCTION: OCEANFRONT HOME architect designed Modern oceanfront residence located in Fort Lauderdale Beach. Just steps from the sand, quiet end of the beach, yet located near shops, restaurants, mall, and near downtown Fort Lauderdale-Las Olas. Breathtaking ocean views from third story wrap-around terrace with 360 degree views-perfect for entertaining or watching the sunrise/sunset. [...]

- 5 beds
- 6 baths
- Single Family Residence
- Residential
- Active

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Year built:** 2023

**Bathrooms Full:** 5

**Category:** Residential

**Status:** Active

**Bathrooms:** 6 baths



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## Property Features

**Community Features:** Home Owners Association, Street Lights, Sidewalks

**Exterior Features:** Balcony, Deck, Porch, Patio, Security/High Impact Doors

**Window Features:** Blinds, Impact Glass

**Lot Features:** Rectangular Lot, < 1/4 Acre

**Security Features:** Security System Owned, Smoke Detector(s)

**Architectural Style:** Contemporary/Modern, Two Story

**Cooling Y/N:** 1

**Flooring:** Marble, Wood

**Garage Spaces:** 1

**Heating:** Central

**New Construction Y/N:** 1

**Sewer:** Public Sewer

**View Y/N:** 1

**Roof:** Metal

**Attached Garage Y/N:** 1

**Door Features:** French Doors

**Interior Features:** Bidet, Built-in Features, Bedroom on Main Level, Closet Cabinetry, Dual Sinks, Family/Dining Room, French Door(s)/Atrium Door(s), First Floor Entry, Kitchen Island, Kitchen/Dining Combo, Pantry, Separate Shower, Upper Level Primary, Walk-In Closet(s), Central Vacuum, Elevator

**Pool Features:** None

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

**Appliances:** Dryer, Dishwasher, Electric Range, Electric Water Heater, Disposal, Microwave, Refrigerator, Water Softener Owned, Self Cleaning Oven

**Cooling:** Central Air

**Covered Spaces:** 1

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**Pets Allowed:** No Pet Restrictions, Yes

**View:** Ocean

**Patio and Porch Features:** Balcony, Deck, Open, Patio, Porch

**Water Source:** Public

**Stories:** 2

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## Property details

**Direction Faces:** East

**Lot Size Square Feet:** 5327

**Possession:** Close Of Escrow

**Lot Size Area:** 5327

**Subdivision Name:** LAS OLAS BY THE SEA EXT

**Parcel Number:** 494331020610

**Road Frontage Type:** City Street



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## Location Details

<b>County Or Parish:</b> Broward County	<b>Directions:</b> on A1A between Oakland Park Blvd and Sunrise Blvd
<b>Elementary School:</b> Bayview	<b>Middle/Junior School:</b> Sunrise
<b>High School:</b> Fort Lauderdale	<b>Zoning Description:</b> RS-8

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## Fees & Taxes

<b>Tax Annual Amount:</b> 16874	<b>Tax Year:</b> 2023
<b>Tax Legal Description:</b> LAS OLAS BY THE SEA EXT 7-25 B LOT 2 LESS PT TO CITY BLK 16	<b>Association Fee:</b> 25
<b>Association Fee Frequency:</b> Annually	

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## Miscellaneous

<b>Development Status:</b> New Construction	<b>Public Survey Section:</b> 31
<b>Syndication Remarks:</b> STUNNING NEW CONSTRUCTION OCEAN FRONT HOME RENTAL- PERFECT FOR SOUTH FLORIDA BEACH LIVING. THIRD FLOOR TERRACE WITH BREATHTAKING OCEAN VIEWS.	<b>Year Built Details:</b> New Construction
<b>Virtual Tour URL:</b> <a href="https://vimeo.com/855552791">https://vimeo.com/855552791</a>	

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## Courtesy of

**Office Name:** Charles Rutenberg Realty Fort

