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LOCATION LOCATION!!! Elevate your lifestyle amidst the serene beauty of this waterfront gem. Imagine crafting your dream abode with a mesmerizing Intercostal panorama as your daily backdrop. Step into a world where luxury embraces you at every turn, promising an inviting escape and an exhilarating waterfront experience. The property features a NEW 35ft waterfront [...]

# \$3,250,000

- 3 beds
- 2 haths
- Single Family Residence
- Residential
- Active
- 1754 sq ft

#### **Basics**

**Bathrooms Full: 2** 

**Category:** Residential

**Status:** Active

Bathrooms: 2 baths

Year built: 1956

Lot Size Units: Square Feet

**Type:** Single Family Residence

Bedrooms: 3 beds

**Area: 1754** sq ft



### **Property Features**

**Community Features:** Beach, Boat

Facilities, Club Membership Available, Street

Lights

Interior Features: Bedroom on Main

Level, First Floor Entry

Window Features: Impact Glass

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

**Architectural Style:** One Story

**Cooling:** Central Air, Ceiling Fan(s)

**Covered Spaces:** 2

Frontage Length: 35

**Garage Spaces:** 2

**Heating:** Central

Pets Allowed: No Pet Restrictions, Yes

View: Canal, Intercoastal, Water

**Roof:** Concrete

Water Source: Public

Stories: 1

**Exterior Features:** Fence, Fruit Trees, Security/High Impact Doors

**Waterfront Features:** Canal Front, Intracoastal Access, No Fixed

Bridges, Ocean Access

Pool Features: None

Parking Features: Attached, Circular

Driveway, Garage, RV Access/Parking, Garage

Door Opener

**Construction Materials:** Block

Cooling Y/N: 1

Flooring: Wood

Furnished: Unfurnished

Garage Y/N: 1

Heating Y/N: 1

Sewer: Public Sewer

View Y/N: 1

Waterfront Y/N: 1

Attached Garage Y/N: 1

**Utilities:** Cable Available

### **Property details**

**Total Building Area:** 2454

Subdivision Name: LAUDERDALE BEACH EXT

Parcel Number: 494330020330

Lot Size Area: 9279

**Direction Faces: West** 

**Lot Size Square Feet:** 9279

Possession: Closing & Funding

### **Rooms & Units Description**



**Total Rooms:** 1

#### **Location Details**

**County Or Parish:** Broward **Directions:** East Oakland park Blvd, make right on A1A about

County half mile, then turn right on NE 21st Street, make a left on NE

31st Avenue home in on the right. 3 BLOCKS TO THE BEACH.

**Elementary School:** Bayview **Middle/Junior School:** Sunrise

**High School:** Fort Lauderdale **Zoning Description:** RS-8

#### Fees & Taxes

Tax Annual Amount: 17281 Tax Year: 2022

Tax Legal Description: LAUDERDALE BEACH EXT 27-48 B LOT 6 BLK 5

#### **Miscellaneous**

Public Syndication Remarks: Dolphin Isles neighborhood. Perfect location to either

**Survey** renovate or to build a brand new home. Comps are no less than \$7 Million. Near

**Section:** 30 the Yacht Club.

Year Built Virtual Tour URL:

**Details:** https://www.propertypanorama.com/instaview/mia/A11505896

Resale

## **Courtesy of**

Office Name: Keller Williams Central

