



**\$3,250,000**

## **2019 NE 31ST AVE FORT LAUDERDALE FL 33305**

<https://miamiluxuryhomes.org>

LOCATION LOCATION LOCATION!!! Elevate your lifestyle amidst the serene beauty of this waterfront gem. Imagine crafting your dream abode with a mesmerizing Intercoastal 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 beds
- 2 baths
- 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

<b>County Or Parish:</b> Broward County	<b>Directions:</b> East Oakland park Blvd, make right on A1A about 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.
<b>Elementary School:</b> Bayview	<b>Middle/Junior School:</b> Sunrise
<b>High School:</b> Fort Lauderdale	<b>Zoning Description:</b> RS-8

---

## Fees & Taxes

<b>Tax Annual Amount:</b> 17281	<b>Tax Year:</b> 2022
<b>Tax Legal Description:</b> LAUDERDALE BEACH EXT 27-48 B LOT 6 BLK 5	

---

## Miscellaneous

<b>Public Survey Section:</b> 30	<b>Syndication Remarks:</b> Dolphin Isles neighborhood. Perfect location to either renovate or to build a brand new home. Comps are no less than \$7 Million. Near the Yacht Club.
<b>Year Built Details:</b> Resale	<b>Virtual Tour URL:</b> <a href="https://www.propertypanorama.com/instaview/mia/A11505896">https://www.propertypanorama.com/instaview/mia/A11505896</a>

---

## Courtesy of

**Office Name:** Keller Williams Central

