



\$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

| | |
|---|---|
| County Or Parish: Broward County | Directions: 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. |
| 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 Survey Section: 30 | Syndication Remarks: 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. |
| Year Built Details: Resale | Virtual Tour URL: https://www.propertypanorama.com/instaview/mia/A11505896 |

Courtesy of

Office Name: Keller Williams Central

