



**\$2,399,000**

## **2709 CENTER AVE**

<https://miamiluxuryhomes.org>

LAUDERDALE BEACH 4-2 B N 61.25 LOTS 3 & 4 BLK 6 Welcome to this extraordinary property in the heart of Fort Lauderdale. This uniquely designed and decorated home offers 3 bedrooms, 3 bathrooms, plus a bonus room and a spacious floor plan, ideal for both relaxation and entertaining. Each room showcases a distinct theme, [...]

- 3 beds
- 3 baths
- SingleFamilyResidence
- Residential
- Active
- 2146 sq ft

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size:** 6012, 6012 sq ft

**View:** Other,Pool

**County:** Broward

**Type:** SingleFamilyResidence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 2146 sq ft

**Year built:** 1952

**Subdivision Name:** LAUDERDALE BEACH

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## Building Details

**Water Source:** Public

**Lot Features:** LessThanQuarterAcre

**Construction Materials:** Block

**Architectural Style:** Detached,OneStory

**Sewer:** PublicSewer

**Floor covering:** Tile

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## Amenities & Features

**Pool Features:** AboveGround,FreeForm,Other,Pool,SolarHeat

**Security Features:** SecuritySystemOwned,SmokeDetectors

**Roof:** Concrete

**Cooling:** CentralAir,CeilingFans

**Heating:** Central,Electric,Zoned

**Appliances:**

Dryer,Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,IceMaker,Microwave,Refrigerator,SelfCleaningOven,Washer

**Parking Features:** Driveway,PaverBlock

**Patio & Porch Features:** Patio

**Window Features:** Blinds,Drapes,Jalousie

**Exterior Features:** Fence,Lighting,Other,Patio,StormSecurityShutters

**Interior Features:**

EntranceFoyer,FirstFloorEntry,Fireplace,MainLevelPrimary,Pantry,Attic,Workshop

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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$36,835

**Tax Year:** 2023

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## Miscellaneous

**List Office Name:** Compass Florida, LLC

**Community Features:**  
HomeOwnersAssociation

**Listing Terms:** Cash,Conventional,FHA,VaLoan

**Direction Faces:** East

