

## 2816 NE 35TH ST FORT LAUDERDALE FL 33306

<https://miamiluxuryhomes.org>

Boater`s paradise! Beautifully renovated, Spacious 3 Bedroom, Waterfront Home with saltwater pool is offered for sale. This Modern Home features a new 100ft seawall w/ electric and water connection. Unrestricted Ocean access / No fixed bridges. Step inside to find a very spacious and open living area with open kitchen w/ marble countertops. The nicely [...]

**\$2,249,000**

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2335 sq ft

### Basics

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1967

**Lot Size Units:** Square Feet

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 2335 sq ft



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## Property Features

**Community Features:** Golf,Golf Course Community

**Interior Features:** Built-in Features,Bedroom on Main Level,Closet Cabinetry,Dining Area,Separate/Formal Dining Room,Dual Sinks,Family/Dining Room,Kitchen Island,Living/Dining Room,Main Level Primary,Split Bedrooms,Bar,Walk-In Closet(s)

**Waterfront Features:** Canal Access,Canal Front,No Fixed Bridges,Ocean Access

**Pool Features:** Concrete,In Ground,Pool Equipment,Pool

**Parking Features:** Attached Carport,Attached,Circular Driveway,Driveway,Garage,Paver Block,Garage Door Opener

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

**Carport Spaces:** 6

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Ceramic Tile,Parquet,Tile

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**Sewer:** Public Sewer

**View Y/N:** 1

**Roof:** Barrel,Spanish Tile

**Water Source:** Public

**Stories:** 1

**Exterior Features:**

Awning(s),Deck,Fence,Lighting,Outdoor Grill,Shed,Security/High Impact Doors

**Laundry Features:** In Garage,Laundry Tub

**Window Features:** Tinted Windows,Impact Glass

**Lot Features:** Oversized Lot

**Security Features:** Smoke Detector(s)

**Architectural Style:** Detached,One Story

**Carport Y/N:** 1

**Cooling:** Central Air,Electric

**Covered Spaces:** 8

**Frontage Length:** 100

**Garage Spaces:** 2

**Heating:** Central,Electric

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

**View:** Canal,Pool

**Patio and Porch Features:** Deck

**Waterfront Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

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## Property details



**Total Building Area:** 2980  
**Subdivision Name:** CORAL RIDGE COUNTRY CLUB  
**Parcel Number:** 494224070040  
**Living Area Source:** Appraiser  
**Lot Size Area:** 10000

**Direction Faces:** North  
**Lot Size Square Feet:** 10000  
**Possession:** Closing & Funding, Immediately  
**Road Surface Type:** Paved  
**Property Condition:** Updated/Remodeled

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## Location Details

**County Or Parish:** Broward County

**Zoning Description:** RS-4.4

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## Fees & Taxes

**Tax Annual Amount:** 27580

**Tax Year:**  
2022

**Tax Legal Description:** CORAL RIDGE COUNTRY CLUB SUB 36-30 B LOT 3 BLK A

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## Miscellaneous

**Public Survey Section:** 24

**Syndication Remarks:** Boater`s paradise! Beautifully renovated, Spacious 3 Bedroom, Waterfront Home with saltwater pool is offered for sale.

**Year Built Details:** Resale

**Virtual Tour URL:** <https://my.matterport.com/show/?m=iS3QUrbrahf&brand=0&mls=1&>

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## Courtesy of

**Office Name:** Global Luxury Realty LLC

