



**\$2,650,000**

## **2839 NE 26TH CT FORT LAUDERDALE FL 33306**

<https://miamiluxuryhomes.org>

Presenting a rare gem in the highly sought-after Coral Ridge neighborhood. This waterfront home with a 100-ft dock offers an exceptional opportunity for development or renovation.

Embodying the perfect blend of location and potential, this property invites you to create your dream waterfront retreat. With its prime waterfront location and ample dock space, this residence [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active

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### **Basics**

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot Size Units:** Square Feet

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Year built:** 1959



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## Property Features

**Community Features:** Boat Facilities,Street Lights

**Interior Features:** Wet Bar,Breakfast Bar,Built-in Features,Bedroom on Main Level,Breakfast Area,Dining Area,Separate/Formal Dining Room,Family/Dining Room,First Floor Entry,Fireplace,Garden Tub/Roman Tub,Living/Dining Room,Main Level Primary,Pantry,Sitting Area in Primary,Split Bedrooms,Bar

**Waterfront Features:** Canal Access,Canal Front,Ocean Access,Seawall

**Lot Features:** 1/4 to 1/2 Acre Lot,Sprinklers Automatic

**Appliances:** Dishwasher,Disposal

**Construction Materials:** Brick,Block

**Cooling Y/N:** 1

**Fireplace Features:** Decorative

**Frontage Length:** 100

**Garage Y/N:** 1

**Heating Y/N:** 1

**Sewer:** Other

**View Y/N:** 1

**Roof:** Flat,Other,Tile

**Water Source:** Public

**Stories:** 1

**Exterior Features:** Deck

**Laundry Features:** Laundry Tub

**Pool Features:** Heated,In Ground,Pool

**Parking Features:** Attached,Driveway,Garage,Garage Door Opener

**Architectural Style:** One Story

**Cooling:** Central Air

**Covered Spaces:** 2

**Flooring:** Carpet,Ceramic Tile

**Garage Spaces:** 2

**Heating:** Central

**Pets Allowed:** Conditional,Yes

**View:** Canal,Intercoastal

**Patio and Porch Features:** Deck

**Waterfront Y/N:** 1

**Attached Garage Y/N:** 1

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## Property details

**Direction Faces:** Southeast

**Lot Size Square Feet:** 12002

**Possession:** Close Of Escrow

**Lot Size Area:** 12002

**Subdivision Name:** Coral Ridge Galt

**Parcel Number:** 494225040300

**Living Area Source:** Owner





## Location Details

**County Or Parish:** Broward County  
**Middle/Junior School:** Sunrise  
**Zoning Description:** Rs-4.4

**Elementary School:** Bayview  
**High School:** Fort Lauderdale



## Fees & Taxes

**Tax Annual Amount:** 9941 **Tax Year:** 2023  
**Tax Legal Description:** Coral Ridge Galt add No 1



## Miscellaneous

<b>Public Survey Section:</b> 25	<b>Syndication Remarks:</b> A rare gem in the Coral Ridge neighborhood this waterfront home with a 100-ft dock offers an exceptional opportunity for development or renovation.
<b>Year Built Details:</b> Resale	<b>Virtual Tour URL:</b> <a href="https://www.propertypanorama.com/instaview/mia/A11549569">https://www.propertypanorama.com/instaview/mia/A11549569</a>



## Courtesy of

**Office Name:** Canvas Real Estate

