



\$3,250,000

3040 NE 44TH ST FORT LAUDERDALE FL 33308

<https://miamiluxuryhomes.org>

This amazing contemporary home built on 2 lots with large open design, allowing all glass doors to flow openly into the upscale pool and fully equipped outdoor barbecue/ bar area. The large “deep water” 107’ dock is perfect for docking your boat or entertaining your friends. The 500 gallon underground gas tank supplies the heated [...]

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 3694 sq ft

Basics

Bathrooms Half: 1

Lot Size Units: Square Feet

Type: Single Family Residence

Bedrooms: 4 beds

Area: 3694 sq ft

Bathrooms Full: 3

Category: Residential

Status: Active

Bathrooms: 4 baths

Year built: 2005



Property Features

Community Features: Boat Facilities

Interior Features: Bedroom on Main Level, Eat-in Kitchen, First Floor Entry

Pool Features: In Ground, Pool

Parking Features: Driveway, Paver Block, Garage Door Opener

Architectural Style: Detached, One Story

Cooling: Central Air, Ceiling Fan(s)

Covered Spaces: 2

Frontage Length: 107

Garage Y/N: 1

Heating Y/N: 1

View: Ocean, Water

Patio and Porch Features: Patio

Waterfront Y/N: 1

Stories: 1

Exterior Features: Barbecue, Fence, Outdoor Grill, Outdoor Shower, Patio

Waterfront Features: Intracoastal Access

Lot Features: 1/4 to 1/2 Acre Lot

Appliances: Dryer, Dishwasher, Electric Range, Disposal, Ice Maker, Microwave, Refrigerator, Trash Compactor, Washer

Construction Materials: Block

Cooling Y/N: 1

Flooring: Marble

Garage Spaces: 2

Heating: Central

Sewer: Public Sewer

View Y/N: 1

Roof: Flat, Tile

Water Source: Public

Property details

Total Building Area: 4377

Subdivision Name: CORAL RIDGE COUNTRY CLUB

Parcel Number: 494224100480

Road Frontage Type: City Street

Direction Faces: North

Lot Size Square Feet: 12219

Possession: Close Of Escrow

Lot Size Area: 12219

Location Details

County Or Parish: Broward County

Zoning Description: RS-8



Fees & Taxes

Tax Annual Amount: 41708

Tax Year:
2023

Tax Legal Description: CORAL RIDGE COUNTRY CLUB ADD NO 3 52-14 B LOTS
5,6 W 21.25 BLK J

Miscellaneous

**Public
Survey
Section:** 24

Syndication Remarks: Waterfront oasis with a 107" deep water dock, in the community of Coral Ridge Country Club. Beautiful open floorplan with direct water view.

**Year Built
Details:**
Resale

Virtual Tour URL:
<https://www.propertypanorama.com/instaview/mia/A11517458>

Courtesy of

Office Name: Rafael Suarez Rlty, Inc.

