



A11721671 © Miami MLS © 2025

**\$3,495,000**

## **3301 NE 16TH CT**

<https://miamiluxuryhomes.org>

LAS OLAS BY THE SEA EXT 7-25 B LOT 13 BLK 12 Tucked away in an exclusive beach neighborhood, this beach home is one of just 18 homes directly on Birch State Park's pristine freshwater lagoon. Offering unmatched privacy, the residence features a 3-bedroom main house along with a 1-bedroom guest cottage, complete with its [...]

- 4 beds
- 4 baths
- SingleFamilyResidence
- Residential
- Active
- 3019 sq ft

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 1 floor

**Lot size:** 7327, 7327 sq ft

**View:** Lagoon

**County:** Broward

**Type:** SingleFamilyResidence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area:** 3019 sq ft

**Year built:** 1986

**Subdivision Name:** LAS OLAS BY THE SEA EXT

## Building Details

**Water Source:** Public

**Lot Features:** SprinklersAutomatic,LessThanQuarterAcre

**Construction Materials:** Block

**Garage Spaces:** 2

**Floor covering:** CeramicTile, Tile

**Architectural Style:**  
Detached,OneStory

**Sewer:** PublicSewer

**Covered Spaces:** 2

**Other Structures:**  
Apartment,GuestHouse

### Amenities & Features

**Pool Features:** InGround,Pool,PoolSpaCombo

**Security Features:** SmokeDetectors

**Roof:** Barrel,SpanishTile

**Utilities:** CableAvailable

**Cooling:** Electric

**Furnished:** Unfurnished

**Interior Features:**  
BedroomOnMainLevel,ClosetCabinetry,DualSinks,FirstFloorEntry,LivingDiningRoom,MainLevelPrimary,Pantry,SittingAreainPrimary,SplitBedrooms

**Parking Features:** Attached,Driveway,Garage,PaverBlock,GarageDoorOpener

**Patio & Porch Features:** Deck

**Waterfront Features:** Lagoon

**Window Features:** Blinds,ImpactGlass

**Exterior Features:** Barbecue,Deck,Lighting

**Heating:** Electric

**Appliances:**  
BuiltInOven,Dryer,Dishwasher,ElectricWaterHeater,Disposal,Microwave,Refrigerator,SelfCleaningOven,Washer

## Nearby Schools

**Middle Or Junior School:** Sunrise

**High School:** Fort Lauderdale

**Elementary School:** Bayview

## Expenses, Fees & Taxes

**Tax Annual Amount:** \$42,822

**Tax Year:** 2024



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# Miscellaneous

**Association Fee Frequency:** Annually    **List Office Name:** Douglas Elliman  
**Listing Terms:** Cash,Conventional    **Community Features:** HomeOwnersAssociation  
**Direction Faces:** East

