



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

Architectural Style: Detached,OneStory

Lot Features: SprinklersAutomatic,LessThanQuarterAcre

Sewer: PublicSewer

Construction Materials: Block

Covered Spaces: 2

Garage Spaces: 2

Other Structures: Apartment,GuestHouse

Floor covering: CeramicTile, Tile

### Amenities & Features

Pool Features: InGround,Pool,PoolSpaCombo

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

Security Features: SmokeDetectors

Patio & Porch Features: Deck

Roof: Barrel,SpanishTile

Waterfront Features: Lagoon

Utilities: CableAvailable

Window Features: Blinds,ImpactGlass

Cooling: Electric

Exterior Features: Barbecue,Deck,Lighting

Furnished: Unfurnished

Heating: Electric

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

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

## Nearby Schools

Middle Or Junior School: Sunrise

Elementary School: Bayview

High School: Fort Lauderdale

## 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

