



**\$2,695,000**

## **3312 NE 39TH ST FORT LAUDERDALE FL 33308**

<https://miamiluxuryhomes.org>

Impressive waterfront 4/3 in exclusive Bermuda Riviera with direct ocean access & no fixed bridges. Large open floor plan with spacious living areas & bedrooms. Bayview School District, across from the beach & within walking distance to dynamic Lauderdale by the Sea. Brand new aluminum roof, impact windows/doors, 2 boat lifts, newer dock, amazing covered [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2682 sq ft

### **Basics**

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1978

**Lot Size Units:** Square Feet

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 2682 sq ft



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## Property Features

**Community Features:** Home Owners Association, Street Lights

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

**Window Features:** Blinds, Impact Glass

**Lot Features:** Sprinklers Automatic, < 1/4 Acre

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

**Architectural Style:** One Story

**Cooling:** Electric

**Covered Spaces:** 2

**Frontage Length:** 80

**Garage Y/N:** 1

**Heating Y/N:** 1

**Sewer:** Public Sewer

**View Y/N:** 1

**Waterfront Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

**Exterior Features:** Fence, Security/High Impact Doors, Lighting, Outdoor Grill

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

**Pool Features:** In Ground, Pool

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

**Appliances:** Built-In Oven, Dryer, Dishwasher, Electric Range, Electric Water Heater, Disposal, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Washer

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble, Other, Wood

**Garage Spaces:** 2

**Heating:** Electric

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

**View:** Canal, Pool

**Roof:** Metal

**Water Source:** Public

**Stories:** 1

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## Property details

**Total Building Area:** 3541

**Subdivision Name:** BERMUDA-RIVIERA SUB OF GA

**Parcel Number:** 494319040470

**Road Surface Type:** Paved

**Direction Faces:** North

**Lot Size Square Feet:** 8008

**Possession:** Closing & Funding

**Lot Size Area:** 8008



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## Location Details

**County Or Parish:** Broward County

**Directions:** Turn west off of A-1-A (between Commercial Blvd and Oakland Park Blvd) on NE 40th ST. Go west past the guard gate then left onto NE 34th AVE. Turn right onto NE 39th ST and the home is on the left.

**Elementary School:** Bayview

**Middle/Junior School:** Sunrise

**Zoning Description:** RS-8

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## Fees & Taxes

**Tax Annual Amount:** 20260

**Tax Year:** 2022

**Tax Legal Description:** BERMUDA-RIVIERA SUB OF GALT OCEAN MILE FIRST ADD 40-12 B LOT 12 BLK K

**Association Fee:** 250

**Association Fee Frequency:** Annually

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## Miscellaneous

**Public Survey Section:** 19

**Syndication Remarks:** Perfect waterfront 4/3 in prestigious Bermuda Riviera. New roof, impact windows, amazing outdoor entertainment area, 2 car garage, 2 boat hoists. Wow!

**Year Built Details:** Resale

**Virtual Tour URL:** <https://vimeo.com/873699838/6b4c7a2ae6?share=copy>

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## Courtesy of

**Office Name:** Galleria International Realty

