



**\$3,585,000**

## **404 COCONUT ISLE DR FORT LAUDERDALE FL 33301**

<https://miamiluxuryhomes.org>

Come get your piece of paradise on Las Olas, in move-in condition! 75ft fully-equipped dock with power station (220V) on 90ft canal width; No fixed bridges and just minutes to the Intracoastal Inlet. This 3 bedroom & 3 1/2 baths waterfront home is completely remodeled with open floors, impact windows & doors, a working fireplace [...]

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

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Year built:** 1953

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths



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## Property Features

**Exterior Features:** Barbecue, Security/High Impact Doors, Outdoor Grill, Outdoor Shower, Shutters Electric

**Laundry Features:** Laundry Tub

**Window Features:** Blinds, Drapes, Impact Glass

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

**Appliances:** Some Gas Appliances, Dryer, Dishwasher, Electric Range, Disposal, Gas Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Washer

**Construction Materials:** Block, Stucco

**Cooling Y/N:** 1

**Flooring:** Tile

**Garage Spaces:** 1

**Heating:** Electric

**Spa Y/N:** 1

**Sewer:** Public Sewer

**View Y/N:** 1

**Waterfront Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

**Interior Features:** Breakfast Bar, Closet Cabinetry, Entrance Foyer, Eat-in Kitchen, First Floor Entry, Kitchen Island, Main Level Primary, Sitting Area in Primary, Split Bedrooms

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

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

**Parking Features:** Attached, Circular Driveway, Driveway, Garage, Paver Block

**Architectural Style:** One Story

**Cooling:** Central Air

**Covered Spaces:** 1

**Frontage Length:** 75

**Garage Y/N:** 1

**Heating Y/N:** 1

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

**View:** Canal, Water

**Roof:** Flat, Tile

**Water Source:** Public

**Stories:** 1

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## Property details

**Total Building Area:** 2310

**Disclosures:** Owner Is Listing Agent

**Lot Size Square Feet:** 9375

**Possession:** Closing & Funding

**Direction Faces:** West

**Subdivision Name:** VENICE 8-12 B

**Parcel Number:** 504211150340

**Lot Size Area:** 9375



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## Location Details

**County Or Parish:** Broward County **Directions:** Use GPS - Head East on Las Olas Blvd. Coconut Isle Drive will be located on the right side.

**Elementary School:** Harbordale **Zoning Description:** RS-8

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## Fees & Taxes

**Tax Annual Amount:** 54256

**Tax Year:** 2023

**Tax Legal Description:** VENICE 8-12 B LOT 23 & S1/2 OF LOT 24 BLK 8

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## Miscellaneous

**Public Survey Section:** 11

**Syndication Remarks:** Move-in condition! With 75ft water frontage just minutes from the Intracoastal inlet! A boater's dream!!

**Year Built Details:**  
Resale

**Virtual Tour URL:**  
<https://www.propertypanorama.com/instaview/mia/A11192987>

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## Courtesy of

**Office Name:** Inter Invest Realty LC

