

A11483624 © Miami MLS® 2023



**\$2,799,999**

## **549 NE 11TH AVE FORT LAUDERDALE FL 33301**

<https://miamiluxuryhomes.org>

Nearly completed and ready for delivery. West Coast meets Contemporary allure with abundant natural light. Opulent fixtures redefine modern luxury at an enticing price point. Marvel at the 22ft ceilings upon entry, a floating staircase, and artful tempered glass railings wrap around the illuminated foyer. The living area is expansive, this home boasts over 3465 [...]

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 3465 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 3465 sq ft

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 2023



---

## Property Features

**Community Features:** Sidewalks

**Interior Features:** Breakfast Bar,Built-in Features,Closet Cabinetry,Dual Sinks,First Floor Entry,High Ceilings,Living/Dining Room,Upper Level Primary,Vaulted Ceiling(s),Walk-In Closet(s)

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

**Parking Features:**  
Attached,Covered,Driveway,Garage,Paver Block,Garage Door Opener

**Appliances:** Dryer,Dishwasher,Disposal,Ice Maker,Microwave,Other,Refrigerator,Washer

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Ceramic Tile

**Garage Spaces:** 2

**Heating:** Central

**Spa Y/N:** 1

**Sewer:** Public Sewer

**Patio and Porch Features:** Deck,Patio

**Water Source:** Public

**Stories:** 2

**Exterior Features:**

Barbecue,Deck,Fence,Lighting,Outdoor Grill,Patio,Security/High Impact Doors

**Window Features:** Impact Glass

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

**Spa Features:** Gunite,In Ground

**Architectural Style:**

Contemporary/Modern,Two Story

**Cooling:** Central Air,Ceiling Fan(s)

**Covered Spaces:** 2

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

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

**View:** Pool

**Roof:** Concrete

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

---

## Property details

**Total Building Area:** 4352

**Direction Faces:** East

**Subdivision Name:** HALLS ADD

**Lot Size Square Feet:** 6500

**Parcel Number:** 504202030590

**Possession:** Closing & Funding,Close Of Escrow

**Lot Size Area:** 6500





## Location Details

**County Or Parish:** Broward County

**Middle/Junior School:** Sunrise

**Zoning Description:** RS-8

**Elementary School:** Harbordale

**High School:** Fort Lauderdale



## Fees & Taxes

**Tax Annual Amount:** 11189

**Tax Year:** 2023

**Tax Legal Description:** HALLS ADD 1-134 D LOT 1 BLK 4



## Miscellaneous

**Syndication Remarks:** Nearly completed and ready for delivery. Abundant natural light. Opulent fixtures redefine modern luxury at an enticing price point.

**Year Built Details:**  
New Construction

**Virtual Tour URL:** <https://vimeo.com/915738337>



## Courtesy of

**Office Name:** One Sotheby's Int'l Realty

