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Best priced ocean access, waterfront home in Fort Lauderdale, East of US-1. \$1,500+ per day rental potential on Rio Vista's finest street: Ponce de Leon Dr. Just completed, with 1,250 sq ft new additions, exquisite finishes, high elevation and 60 ft on water with unrivaled privacy. Turnkey 4BR/4.5BA + home office/live-in nanny room, brand new [...]

\$2,995,000

- 4 heds
- 5 haths
- Single Family Residence
- Residentia
- Active
- 3196 sq ft

Basics

Bathrooms Half: 1

Lot Size Units: Square Feet

Type: Single Family Residence

Bedrooms: 4 beds

Area: 3196 sq ft

Bathrooms Full: 4

Category: Residential

Status: Active

Bathrooms: 5 baths

Year built: 2023



Property Features

Community Features: Boat Facilities, Street Lights, Sidewalks

Interior Features: Wet Bar,Breakfast Bar,Bedroom on Main Level,Breakfast Area,Closet Cabinetry,Dining Area,Separate/Formal Dining Room,Dual Sinks,Entrance Foyer,First Floor Entry,High Ceilings,Kitchen Island,Sitting Area in Primary,Separate Shower,Upper Level **Exterior Features:** Balcony, Fence, Lighting, Outdoor Grill, Outdoor Shower, Patio, Security/High Impact Doors

Waterfront Features: Canal Access, Canal Front, Navigable

Water, Ocean Access

Window Features:

Blinds,Impact Glass

Primary, Walk-In Closet(s)

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

Security Features: Smoke

Detector(s)

Pool Features: Automatic Chlorination, Gunite, Heated, In

Ground,Other,Pool Equipment,Pool

Parking Features:

Attached, Covered, Driveway, Garage, Guest, Garage Door

Opener

Appliances: Dryer, Dishwasher, Electric Water

Heater, Freezer, Disposal, Gas Range, Ice

Construction Materials: Block

Maker,Refrigerator,Water Softener Owned,Water

Purifier, Washer

Cooling Y/N: 1

Architectural Style:

Detached,Two Story

Cooling: Central Air, Ceiling

Fan(s), Electric, Zoned

Covered Spaces: 2 Flooring: Marble, Tile, Vinyl, Wood

Frontage Length: 60 Furnished: Unfurnished

Garage Spaces: 2 Garage Y/N: 1

Heating: Central, Electric, Heat

Pump,Zoned

Pets Allowed: No Pet

Restrictions, Yes

Sewer: Public Sewer

Heating Y/N: 1

Roof: Metal

View: Canal, Water View Y/N: 1

Patio and Porch Features:

Balcony, Open, Patio

Waterfront Y/N: 1 Water Source: Public

Attached Garage Y/N: 1 Stories: 2



Property details

Total Building Area: 4051 **Direction Faces:** South

Subdivision Name: RIO VISTA ISLES Lot Size Square Feet: 8263

Parcel Number: 504211181451 Possession: Closing & Funding

Living Area Source: Plans Road Frontage Type: City Street

Lot Size Area: 8263 Property Condition: Updated/Remodeled

Location Details

County Or Parish: Broward County Elementary School: Harbordale

Zoning Description: RS-8

Fees & Taxes

Tax Annual Amount: 30588 Tax Year: 2023

Tax Legal Description: RIO VISTA ISLES UNIT 3 7-47 B PT OF LOTS 6,7,8 DESC AS COMM N/L PONCE DE LEON DR-5 FT ELY OF SWLY COR OF LOT 5,NLY 125.10 TO S/L

TARPON RIVE

Section: 11

Miscellaneous

Public Survey Syndication Remarks: Indulge in the epitome of coastal luxury living

Year Built Details: Virtual Tour URL: https://homejab.vr-360-tour.com/e/bF8BjTdQGIM/e

Effective Year Built

Courtesy of

Office Name: Propertio

