



\$2,995,000

**675 PONCE DE LEON DR FORT LAUDERDALE
FL 33316**

<https://miamiluxuryhomes.org>

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 [...]

- 4 beds
- 5 baths
- Single Family Residence
- Residential
- 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 Primary, Walk-In Closet(s)

Window Features: Blinds, Impact Glass

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

Security Features: Smoke Detector(s)

Architectural Style: Detached, Two Story

Cooling: Central Air, Ceiling Fan(s), Electric, Zoned

Covered Spaces: 2

Frontage Length: 60

Garage Spaces: 2

Heating: Central, Electric, Heat Pump, Zoned

Pets Allowed: No Pet Restrictions, Yes

View: Canal, Water

Patio and Porch Features: Balcony, Open, Patio

Waterfront Y/N: 1

Attached Garage Y/N: 1

Exterior Features: Balcony, Fence, Lighting, Outdoor Grill, Outdoor Shower, Patio, Security/High Impact Doors

Waterfront Features: Canal Access, Canal Front, Navigable Water, Ocean Access

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 Maker, Refrigerator, Water Softener Owned, Water Purifier, Washer

Construction Materials: Block

Cooling Y/N: 1

Flooring: Marble, Tile, Vinyl, Wood

Furnished: Unfurnished

Garage Y/N: 1

Heating Y/N: 1

Sewer: Public Sewer

View Y/N: 1

Roof: Metal

Water Source: Public

Stories: 2



Property details

Total Building Area: 4051

Subdivision Name: RIO VISTA ISLES

Parcel Number: 504211181451

Living Area Source: Plans

Lot Size Area: 8263

Direction Faces: South

Lot Size Square Feet: 8263

Possession: Closing & Funding

Road Frontage Type: City Street

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

Miscellaneous

**Public Survey
Section:** 11

Syndication Remarks: Indulge in the epitome of coastal luxury living

Year Built Details:
Effective Year Built

Virtual Tour URL: <https://homejab.vr-360-tour.com/e/bF8BjTdQGIM/e>

Courtesy of

Office Name: Propertio

