



A11552700 © Miami MLS® 2024

\$2,399,000

FORT LAUDERDALE FL 33312

<https://miamiluxuryhomes.org>

One of a kind property, Be amazed! Nestled on a point lot boasting an incredible 245 feet of waterfront bliss! Suitable for larger vessel. River is an astonishing 170 Feet wide. Docking has never been easier. No beam or height restrictions. Soak in the tranquil waters while soaking in your beautiful heated pool and/or Spa. [...]

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

Basics

Bathrooms Full: 2

Category: Residential

Status: Active

Bathrooms: 2 baths

Lot Size Units: Square Feet

Type: Single Family Residence

Bedrooms: 3 beds

Year built: 1992



Property Features

Community Features: Boat Facilities,Sidewalks

Exterior Features: Enclosed Porch,Fence,Lighting,Shed,Storm/Security Shutters

Laundry Features: Washer Hookup,Dryer Hookup,In Garage,Laundry Tub

Window Features: Arched,Double Hung,Drapes,Wood Frames

Lot Features: Sprinklers Automatic,Sprinkler System,< 1/4 Acre

Spa Features: Heated,In Ground

Appliances: Dryer,Dishwasher,Electric Range,Electric Water Heater,Disposal,Ice Maker,Microwave,Refrigerator,Self Cleaning Oven,Trash Compactor,Washer

Construction Materials: Block

Cooling Y/N: 1

Fireplace Y/N: 1

Frontage Length: 247

Garage Spaces: 2

Heating: Central

Spa Y/N: 1

Sewer: Public Sewer

View Y/N: 1

Roof: Metal

Water Source: Public

Stories: 1

Door Features: French Doors

Interior Features: Attic,Dining Area,Separate/Formal Dining Room,Dual Sinks,French Door(s)/Atrium Door(s),First Floor Entry,Fireplace,Garden Tub/Roman Tub,Jetted Tub,Main Level Primary,Pantry,Pull Down Attic Stairs,Sitting Area in Primary,Split Bedrooms,Vaulted Ceiling(s),Central Vacuum

Waterfront Features: Canal Access,No Fixed Bridges,Ocean Access,River Front

Pool Features: Automatic Chlorination,Cleaning System,Heated,In Ground,Other,Pool

Parking Features: Attached,Covered,Garage,Guest,Parking Pad,On Street,Garage Door Opener

Security Features: Smoke Detector(s)

Architectural Style: One Story

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

Covered Spaces: 2

Flooring: Wood

Furnished: Unfurnished

Garage Y/N: 1

Heating Y/N: 1

Pets Allowed: No Pet Restrictions,Yes

View: Pool,River

Patio and Porch Features: Porch,Screened

Waterfront Y/N: 1

Attached Garage Y/N: 1

Utilities: Cable Not Available



Property details

Total Building Area: 2685

Disclosures: Owner Is Listing Agent

Lot Size Square Feet: 11627

Possession: Closing & Funding,Close Of Escrow

Lot Size Area: 11627

Direction Faces: West

Subdivision Name: RIVER VISTA

Parcel Number: 504209220090

Living Area Source: Owner

Location Details

County Or Parish: Broward County

Middle/Junior School: New River

Zoning Description: RS-8

Elementary School: North Fork

High School: Stranahan

Fees & Taxes

Tax Annual Amount: 11218

Tax Year: 2023

Tax Legal Description: RIVER VISTA 22-38 B LOT 11 BLK 1

Miscellaneous

**Public
Survey
Section:** 9

Syndication Remarks: 3/2/2 Home with a pool & Spa. Ocean access and NO fixed Bridges. 245 ft of dock. No beam restriction. Painted and newly refinished hardwood floor.

**Year Built
Details:**
Effective Year
Built

Virtual Tour URL:
<https://www.propertypanorama.com/instaview/mia/A11547296>

Courtesy of



Office Name: Xcellence Realty

