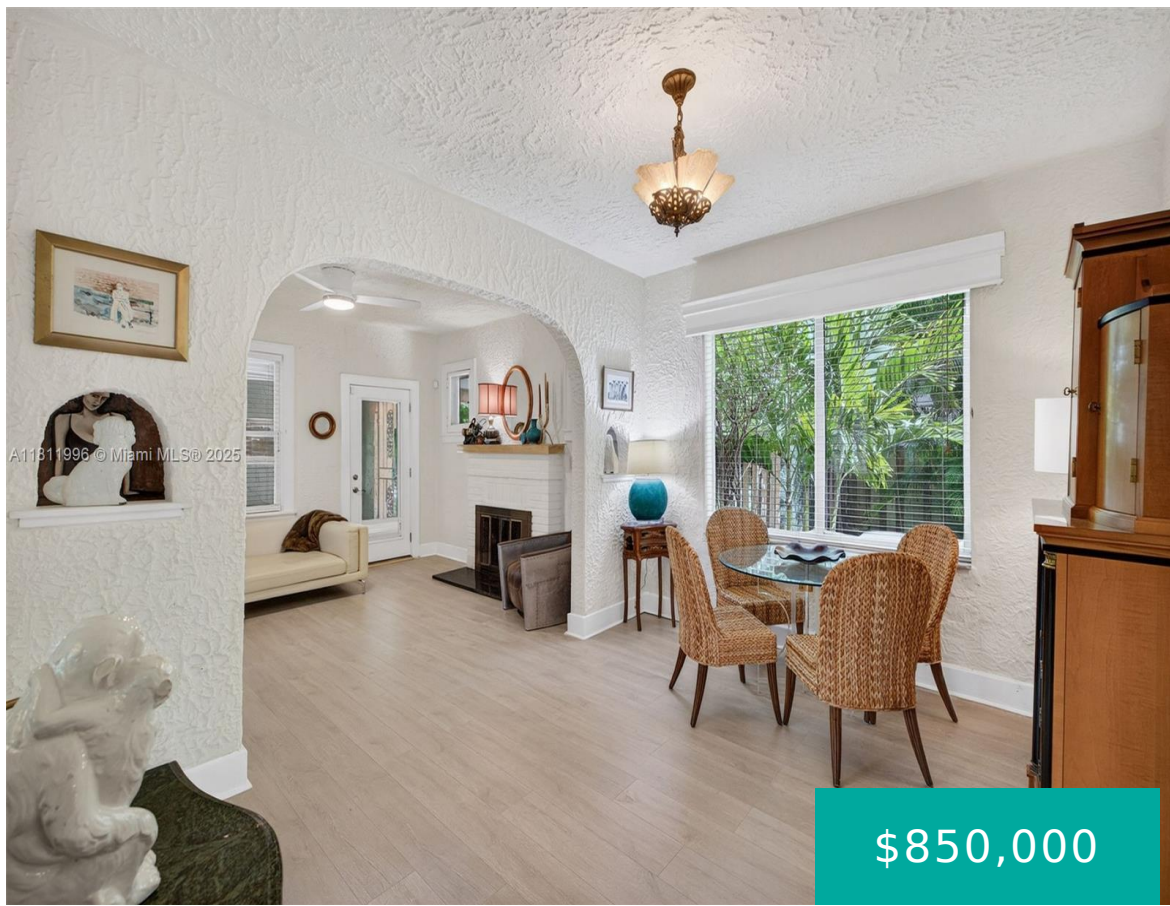


# 1314 1ST AVE FORT LAUDERDALE FL 33316 1314 SE 1ST AVE

<https://www.cays.com>



**\$850,000**



CROISSANT PARK 4-28 B LOT 6 BLK 20 Your private Mediterranean Revival oasis in downtown Fort Lauderdale! Updated 2BD/1BA pool home sits on a 6,250 sq ft lot, featuring updated plank flooring & gas generator. Detached 1BD/1BA updated studio/guest house/in-laws quarters w/ 2nd W/D, perfect for home office, gym, next gen guest house. Originally built [...]

- 3 beds
- 2, 2 baths
- Residential, SingleFamilyResidence
- Residential, SingleFamilyResidence
- Active
- 1334 sq ft



## Basics



**Category:** Residential, SingleFamilyResidence

**Status:** Active

**Bathrooms:** 2, 2 baths

**Floors:** 1 floor

**Lot size:** 6250, 6250 sq ft

**View:** Garden, None, Pool

**County:** Broward

**Type:** Residential, SingleFamilyResidence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 1334 sq ft

**Year built:** 1925

**Subdivision Name:** CROISSANT PARK

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## Property details

**Subdivision Name:** CROISSANT PARK

**Lot Size Square Feet:** 6250

**Parcel Number:** 33316

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## Property Features

**Parking Features:** AttachedCarport, Covered, Driveway

**Cooling:** CentralAir, CeilingFans, Electric, WallWindowUnits

**Heating:** Central, Electric

**Pets Allowed:** NoPetRestrictions, Yes

**Stories:** 1

**Carport Y/N:** 1

**Cooling Y/N:** 1

**Heating Y/N:** 1

**View:** Garden, None, Pool

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## Location Details

**County Or Parish:** Broward

**Middle/Junior School:** New River

**Zoning Description:** ROA

**Elementary School:** Croissant Park

**High School:** Stranahan

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## Building Details



**Water Source:** Public

**Architectural Style:**  
Detached, One Story

**Lot Features:** Sprinklers Automatic, Less Than Quarter Acre

**Sewer:** Public Sewer

**Construction Materials:** Block, Frame, Stucco, Wood Siding

**Covered Spaces:** 1

**Other Structures:** Apartment, Guest House

**Floor covering:** Hardwood,  
Marble, Tile, Wood

### Amenities & Features

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

**Patio & Porch Features:** Open, Patio, Porch

**Utilities:** Cable Available

**Cooling:** Central Air, Ceiling Fans, Electric, Wall Window Units

**Exterior Features:** Fence, Lighting, Outdoor Shower, Porch, Patio, Shed, Awnings

**Furnished:** Negotiable

**Interior Features:**

Bedroom On Main Level, Breakfast Area, Convertible Bedroom, Entrance Foyer, Family Dining Room, French Doors Atrium Doors, First Floor Entry, Fireplace, Living Dining Room, Main Level Primary, Sitting Area In Primary, Split Bedrooms

**Parking Features:** Attached Carport, Covered, Driveway

**Roof:** Composition, Flat, Other

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

**Door Features:** French Doors

**Fireplace Features:** Decorative

**Heating:** Central, Electric

**Appliances:**

Dryer, Dishwasher, Electric Range, Disposal, Refrigerator, Washer

## Nearby Schools

**Middle Or Junior School:** New River

**Elementary School:** Croissant Park

**High School:** Stranahan

## Expenses, Fees & Taxes

**Tax Annual Amount:** \$14,055

**Tax Year:** 2024

## Miscellaneous

**List Office Name:** Compass Florida, LLC

**Listing Terms:** Cash, Conventional

**Community Features:** Sidewalks

**Direction Faces:** West

## Miscellaneous

**Above Grade Finished Area:** Fort Lauderdale, FL

**Virtual Tour URL:**

<https://www.zillow.com/view-imx/9fdb4df4-2257-468e-828b-6844ad78bce2?setAttribution=mls&wl=true&initialViewType=pano>



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# Courtesy of

**Office Name:** Compass Florida, LLC

