

# 2019 NE 31ST AVE FORT LAUDERDALE FL 33305

<https://www.cays.com>

\$ 3,750,000.00



AMAZING LOCATION! ENDLESS SUNSETS. FABULOUS OPPORTUNITY ! Dolphin Isles, FL - Direct Intercoastal views from inside the house. Unique opportunity to live a dreamlike lifestyle. Enjoy sitting on your new waterfront 12ft wide concrete dock and watch the daily boat parade go by on the intercoastal waterway while enjoying magical...

- 3 beds
- 2 baths
- Single Family Residence

## CALL US NOW

Phone: 305.6000.958

Email: [www.cays.com](http://www.cays.com)

Address: Cays Realty - Miami Real Estate Company, 1000 5th Street Ste 1320, Miami Beach, FL 33139

## BASIC FACTS

<b>MLS #:</b> A11188224	<b>Post Updated:</b> 2022-11-18 06:45:43
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Bathrooms Full:</b> 2	<b>Area:</b> 1754 sq ft
<b>Lot Size Units:</b> Square Feet	<b>Year built:</b> 1956
<b>Status:</b> Active	<b>Type:</b> Single Family Residence

## PROPERTY FEATURES

<b>Exterior Features:</b> Security/High Impact Doors,Porch,Patio	<b>Interior Features:</b> Bedroom on Main Level,Closet Cabinetry,First Floor Entry,Main Level Master
<b>Laundry Features:</b> In Garage	<b>Waterfront Features:</b> Canal Access,Intracoastal Access,Ocean Access,Seawall
<b>Pool Features:</b> None	<b>Lot Features:</b> < 1/4 Acre
<b>Parking Features:</b> Attached,Circular Driveway,Driveway,Garage,Other,Garage Door Opener	<b>Appliances:</b> Dishwasher,Disposal,Microwave
<b>Architectural Style:</b> One Story	<b>Construction Materials:</b> Block
<b>Cooling:</b> Central Air,Ceiling Fan(s)	<b>Cooling Y/N:</b> 1
<b>Covered Spaces:</b> 2	<b>Flooring:</b> Other,Terrazzo
<b>Frontage Length:</b> 50	<b>Garage Spaces:</b> 2
<b>Garage Y/N:</b> 1	<b>Heating:</b> Central
<b>Heating Y/N:</b> 1	<b>Pets Allowed:</b> No Pet Restrictions,Yes
<b>Sewer:</b> Public Sewer	<b>View:</b> Canal,Intercoastal,Ocean,Water

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**View Y/N:** 1

**Roof:** Other

**Water Source:** Public

**Stories:** 1

**Patio and Porch Features:**

Open,Patio,Porch

**Waterfront Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

**PROPERTY DETAILS**

**Total Building Area:** 2454 sq ft

**Subdivision Name:** LAUDERDALE BEACH  
EXT

**Parcel Number:** 494330020330

**Lot Size Area:** 9279

**Direction Faces:** West

**Lot Size Square Feet:** 9279 sq ft

**Possession:** Closing & Funding

**FEES & TAXES**

**Tax Annual Amount:** \$ 15,614.00

**Tax Legal Description:** LAUDERDALE  
BEACH EXT 27-48 B LOT 6 BLK 5

**Tax Year:** 2021

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