

# 2413 NASSAU LN FORT LAUDERDALE FL 33312 2413 NASSAU LN

<https://www.cays.com>



LAUDERDALE ISLES NO 2-BLK 8 37-44 B LOT 53 & N 2 OF LOT 52 Welcome to this beautifully renovated waterfront home in the heart of Lauderdale Isles, Fort Lauderdale. Featuring 3 bedrooms, 3 bathrooms, and offering the perfect blend of comfort and style, this property is perfect for those who love to entertain. Enjoy [...]

- 3 beds
- 3, 3 baths
- Residential, SingleFamilyResidence
- Residential, SingleFamilyResidence
- Active
- 1866 sq ft



## Basics



**Category:** Residential, SingleFamilyResidence

**Type:** Residential, SingleFamilyResidence

**Status:** Active

**Bedrooms:** 3 beds

**Bathrooms:** 3, 3 baths

**Half baths:** 0 half baths

**Floors:** 2 floors

**Area:** 1866 sq ft

**Lot size:** 7491, 7491 sq ft

**Year built:** 1956

**View:** Canal

**Subdivision Name:** LAUDERDALE ISLES NO 2-BLK

**County:** Broward

---

## Property details

**Subdivision Name:** LAUDERDALE ISLES NO 2-BLK **Lot Size Square Feet:** 7491

**Parcel Number:** 33312

---

## Property Features

**Waterfront Features:** CanalFront,OceanAccess

**Carport Y/N:** 1

**Cooling:** CentralAir

**Cooling Y/N:** 1

**Heating:** Central

**Heating Y/N:** 1

**Spa Y/N:** 1

**Pets Allowed:** Conditional,Yes

**View:** Canal

**View Y/N:** 1

**Waterfront Y/N:** 1

**Stories:** 2

---

## Location Details

**County Or Parish:** Broward

**Directions:** GPS

**Elementary School:** Stephen Foster

**Middle/Junior School:** New River

**Zoning Description:** RS-6.85A

---

## Building Details



**Water Source:** Public  
**Lot Features:** LessThanQuarterAcre  
**Construction Materials:** Block  
**Levels:** Two,MultiSplit

**Architectural Style:** TwoStory,TriLevel  
**Sewer:** PublicSewer  
**Covered Spaces:** 3  
**Floor covering:** Hardwood, Marble, Wood

---

## Amenities & Features

**Pool Features:** None  
**Roof:** Other  
**Utilities:** CableAvailable  
**Exterior Features:** Deck,Patio,RoomForPool  
**Interior Features:** BedroomOnMainLevel,FirstFloorEntry

**Patio & Porch Features:** Deck,Patio  
**Waterfront Features:** CanalFront,OceanAccess  
**Cooling:** CentralAir  
**Heating:** Central  
**Appliances:** Dryer,Dishwasher,ElectricWaterHeater,Disposal,IceMaker,Microwave,Refrigerator,Washer

---

## Nearby Schools

**Middle Or Junior School:** New River

**Elementary School:** Stephen Foster

---

## Expenses, Fees & Taxes

**Tax Annual Amount:** \$12,788

**Tax Year:** 2025

---

## Miscellaneous

**List Office Name:** Compass Florida, LLC  
**Community Features:** BoatFacilities

**Listing Terms:** Cash,Conventional  
**Direction Faces:** East

---

## Miscellaneous



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

**Virtual Tour URL:**  
<https://www.propertypanorama.com/instaview/mia/A11863163>

---

## Courtesy of

**Office Name:** Compass Florida, LLC

