



\$950,000



LAUDERDALE ISLES NO 2-BLK 7 36-37 B LOT 12 Waterfront paradise in sought-after Lauderdale Isles / Riverland Isles. Move-in ready one story ranch style 4BR/3BA home w/ 65' of deepwater frontage (sailboat depth) & just one 55' high fixed bridge to the ocean, a boater's dream! Amazing breezes & soft light w/ preferred eastern exposure, [...]

- 4 beds
- 3, 3 baths
- Residential, SingleFamilyResidence
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- Active
- 1928 sq ft

### Basics



**Category:** Residential, SingleFamilyResidence

**Status:** Active

**Bathrooms:** 3, 3 baths

**Floors:** 1 floor

**Lot size:** 7150, 7150 sq ft

**View:** Canal,Water

**County:** Broward

**Type:** Residential, SingleFamilyResidence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area:** 1928 sq ft

**Year built:** 1955

**Subdivision Name:** Lauderdale Isles

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## Property details

**Subdivision Name:** Lauderdale Isles

**Lot Size Square Feet:** 7150

**Parcel Number:** 33312

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## Property Features

**Waterfront Features:**

CanalAccess,CanalFront,NoFixedBridges,OceanAccess

**Cooling:** CentralAir,CeilingFans,Electric

**Garage Y/N:** 1

**Pets Allowed:** DogsOk,Yes

**View Y/N:** 1

**Stories:** 1

**Parking Features:**

Attached,CircularDriveway,Driveway,Garage,PaverBlock

**Cooling Y/N:** 1

**Heating:** Other

**View:** Canal,Water

**Waterfront Y/N:** 1

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## Location Details

**County Or Parish:** Broward

**Directions:** Riverland Road to Marathon Lane. Property on east side of street.

**Elementary School:** Stephen Foster

**Middle/Junior School:** New River

**High School:** Stranahan

**Zoning Description:** RS-6.85A

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## Building Details



**Water Source:** Public

**Architectural Style:**  
Detached,OneStory

**Lot Features:** SprinklersAutomatic,LessThanQuarterAcre **Sewer:** PublicSewer

**Construction Materials:** Block

**Covered Spaces:** 1

**Garage Spaces:** 1

**Floor covering:** Tile

#### Amenities & Features

**Pool Features:** None

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

**Waterfront Features:**  
CanalAccess,CanalFront,NoFixedBridges,OceanAccess

**Window Features:** Blinds,ImpactGlass

**Door Features:** FrenchDoors

**Heating:** Other

**Laundry Features:** WasherHookup,DryerHookup

**Parking Features:** Attached,CircularDriveway,Driveway,Garage,PaverBlock

**Roof:** Barrel,Flat,SpanishTile

**Utilities:** CableAvailable

**Cooling:** CentralAir,CeilingFans,Electric

**Exterior Features:** FruitTrees,Porch,RoomForPool,SecurityHighImpactDoors,StormSecurityShutters

**Interior Features:**  
BreakfastBar,BedroomOnMainLevel,ClosetCabinetry,DualSinks,FamilyDiningRoom,FrenchDoorsAtriumDoors,FirstFloorEntry,HighCeilings,JettedTub,KitchenIsland,LivingDiningRoom,MainLevelPrimary,SplitBedrooms,SeparateShower,WalkInClosets

**Appliances:** Dryer,Dishwasher,ElectricRange,IceMaker,Refrigerator,Washer

## Nearby Schools

**Middle Or Junior School:** New River

**Elementary School:** Stephen Foster

**High School:** Stranahan

## Expenses, Fees & Taxes

**Tax Annual Amount:** \$8,437

**Tax Year:** 2024

## Miscellaneous

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

**Listing Terms:** Cash,Conventional,FHA,VAloan

**Community Features:** Other

**Direction Faces:** West

## Miscellaneous

**Above**

**Grade**

**Finished**

**Area:** Fort

Lauderdale,

FL

**Virtual Tour URL:**

<https://www.zillow.com/view-imx/c78ad3b2-2cd4-4c0e-9354-b8bad77a0460?setAttribution=mls&wl=true&initialViewType=pano>



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# Courtesy of

**Office Name:** Compass Florida, LLC

