

# 2804 NE 15TH ST FORT LAUDERDALE FL 33304

<https://www.cays.com>

\$ 3,250,000.00



Reduced Again! Magnificent townhome situated on an Intracoastal Point-Lot across from Birch State Park. Enjoy the southeast exposure and watch the boats cruise by from your entire living area in this just renovated home. Entertaining is easy with your European kitchen and a sprawling floor plan. Keep your boat at...

- 4 beds
- 5 baths
- Townhouse

## 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

**MLS #:** A11415263

**Bedrooms:** 4

**Bathrooms Half:** 1

**Area:** 2711 sq ft

**Year built:** 1989

**Type:** Townhouse

**Post Updated:** 2023-12-09 05:48:10

**Bathrooms:** 5

**Bathrooms Full:** 4

**Lot Size Units:** Square Feet

**Status:** Active

## ROOMS & UNITS DESCRIPTION

**Number of Units in the Community:** 4

## PROPERTY FEATURES

**Exterior Features:** Balcony,Security/High Impact Doors

**Interior Features:** Bidet,Bedroom on Main Level,Entrance Foyer,First Floor Entry,Garden Tub/Roman Tub,Living/Dining Room,Main Living Area Entry Level,Upper Level Primary,Walk-In Closet(s)

**Waterfront Features:** Intracoastal Access

**Window Features:** Impact Glass

**Pool Features:** Association

**Parking Features:** Attached,Garage,Two or More Spaces,Garage Door Opener

**Appliances:** Dryer,Dishwasher,Electric Range,Ice Maker,Microwave,Refrigerator,Washer

**Association Amenities:** Pool

**Construction Materials:** Block

**Cooling:** Central Air

**Cooling Y/N:** 1

**Covered Spaces:** 2

**Flooring:** Tile

**Furnished:** Unfurnished

## 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

**Garage Spaces:** 2

**Heating:** Central

**Pets Allowed:** No Pet Restrictions,Yes

**Entry Level:** 1

**Patio and Porch Features:** Balcony,Open

**Waterfront Y/N:** 1

**Stories Total:** 2

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Intercoastal

**Entry Location:** 1

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

**PROPERTY DETAILS**

**Total Building Area:** 3549 sq ft

**Disclosures:** Flood Plain Disclosure

**Parcel Number:** 494236250030

**Direction Faces:** Northwest

**Subdivision Name:** CORAL RIDGE

**Possession:** Closing & Funding

**FEES & TAXES**

**Tax Annual Amount:** \$ 19,557.00

**Tax Legal Description:** CORAL RIDGE 21-50  
B THAT POR LOT 11 BLK 11 DESC AS COMM  
AT SE COR OF SAID LOT & BLK W 67.62,N  
38.31 TO POB,NW 41.33 NELY 0.33,NWLY  
9.18,N 25

**Tax Year:** 2022

**Association Fee:** \$ 2,000.00

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Common  
Areas,Insurance,Maintenance  
Grounds,Maintenance  
Structure,Pool(s),Reserve Fund,Sewer,Trash