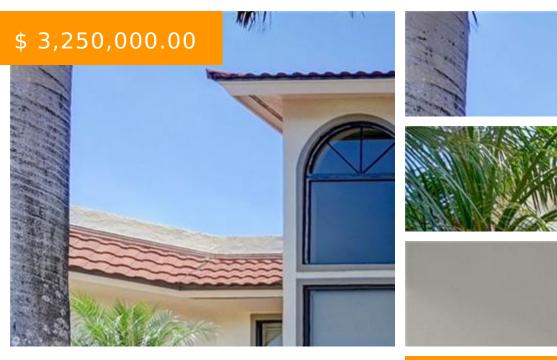
2804 NE 15TH ST FORT LAUDERDALE FL 33304

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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

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Email: www.cays.com

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

BASIC FACTS

MLS #: A11415263 **Post Updated:** 2023-12-09 05:48:10

Bedrooms: 4 **Bathrooms:** 5

Bathrooms Half: 1 Bathrooms Full: 4

Area: 2711 sg ft **Lot Size Units:** Square Feet

Year built: 1989 Status: Active

Type: Townhouse

ROOMS & UNITS DESCRIPTION

Number of Units in the Community: 4

PROPERTY FEATURES

Exterior Features: Balcony, Security/High **Interior Features:** Bidet, Bedroom on Main

Impact Doors

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

More Spaces, Garage Door Opener

Appliances: Dryer, Dishwasher, Electric **Association Amenities:** Pool

Range,lce

Maker, Microwave, Refrigerator, Washer

Construction Materials: Block Cooling: Central Air

Cooling Y/N: 1 Covered Spaces: 2

Flooring: Tile Furnished: Unfurnished

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Garage Spaces: 2

Heating: Central

Pets Allowed: No Pet Restrictions. Yes

Entry Level: 1

Patio and Porch Features: Balcony, Open Property Attached Y/N: 1 Waterfront Y/N: 1

Stories Total: 2

Heating Y/N: 1

Garage Y/N: 1

View: Intercoastal

Entry Location: 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 Year: 2022 Tax Annual Amount: \$ 19,557.00

Tax Legal Description: CORAL RIDGE 21-50 Association Fee: \$ 2,000.00 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

Association Fee Includes: Common **Association Fee Frequency:** Monthly

> Areas.Insurance.Maintenance Grounds.Maintenance

Structure, Pool(s), Reserve Fund, Sewer, Trash

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