

# 2804 NE 15TH ST FORT LAUDERDALE FL 33304

<https://www.cays.com>



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 your deeded dock and enjoy [...]

- 4 beds
- 5 baths
- Townhouse
- Residential
- Active
- 2711 sq ft

## Basics

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Townhouse

**Bedrooms:** 4 beds

**Area:** 2711 sq ft

**Bathrooms Full:** 4

**Category:** Residential

**Status:** Active

**Bathrooms:** 5 baths

**Year built:** 1989



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## Property details

**Total Building Area:** 3549

**Disclosures:** Flood Plain Disclosure

**Parcel Number:** 494236250030

**Direction Faces:** Northwest

**Subdivision Name:** CORAL RIDGE

**Possession:** Closing & Funding

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## Property Features

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

**Waterfront Features:** Intracoastal Access

**Pool Features:** Association

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

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Tile

**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

**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)

**Window Features:** Impact Glass

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

**Association Amenities:** Pool

**Cooling:** Central Air

**Covered Spaces:** 2

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Intercoastal

**Entry Location:** 1

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

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## Rooms & Units Description

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



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## Location Details

**County Or Parish:** Broward County

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## Fees & Taxes

**Tax Annual Amount:** 19557

**Tax Year:** 2022

**Tax Legal Description:** CORAL RIDGE  
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67.62,N 38.31 TO POB,NW 41.33 NELY  
0.33,NWLY 9.18,N 25

**Association Fee:** 2000

**Association Fee Frequency:** Monthly

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

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## Miscellaneous

**Public Survey Section:** 36  
**Syndication Remarks:** A magnificent townhome on an Intracoastal Point-Lot across from Birch State Park. Enjoy the southeast exposure and watch the boats cruise by.

**Year Built Details:** Resale  
**Virtual Tour URL:**  
<https://www.zillow.com/view-imx/842cfc77-d196-4f0d-bd6d-9eb0287281c3?setAttribution=mls&wl=true&initialViewType=pano>

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## Courtesy of

**Office Name:** RE/MAX Select Group

