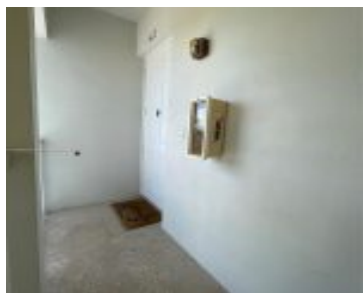


# 412 13TH TER FORT LAUDERDALE FL 33312 412 SW 13TH TER 412

<https://www.cays.com>



THE VILLAGE AT SAILBOAT BEND F CONDO UNIT 412 BLDG 15 PER CDO BK/PG: 40899/1770 Experience comfortable living in this beautifully updated 2-bedroom, 2-bathroom top-floor condo surrounded by lush greenery. The modern kitchen features stainless steel appliances and stylish laminate flooring throughout. Enjoy a spacious living area and a primary bedroom with a walk-in closet. [...]

- 2 beds
- 2, 2 baths
- Condominium, Residential
- Condominium, Residential
- Active
- 1216 sq ft

## Basics



**Category:** Condominium, Residential

**Status:** Active

**Bathrooms:** 2, 2 baths

**Floors:** 4 floors

**Year built:** 2005

**Subdivision Name:** VILLAGE AT SAILBOAT BEND

**Type:** Condominium, Residential

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area:** 1216 sq ft

**View:** Other

**County:** Broward

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## Property details

**Subdivision Name:** VILLAGE AT SAILBOAT BEND

**Parcel Number:** 33312

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## Property Features

**Building Features:** ExteriorLighting

**Cooling:** CentralAir

**Heating:** Central

**Pets Allowed:** Conditional,Yes

**Stories Total:** 4

**Parking Features:** Assigned,Guest

**Cooling Y/N:** 1

**Heating Y/N:** 1

**View:** Other

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## Rooms & Units Description

**Unit Number:** 412

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## Location Details

**County Or Parish:** Broward **Directions:** Please use your GPS (Village of Sailboat Bend is generally located behind the Fort Lauderdale Police Complex off of Broward Blvd just East of I-95)



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## Building Details

**Architectural Style:** Other

**Floor covering:** Laminate

**Construction Materials:** Block

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## Amenities & Features

**Parking Features:** Assigned, Guest

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

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

**Heating:** Central

**Appliances:**

Dryer, Dishwasher, Electric Water Heater, Disposal, Microwave, Refrigerator, Washer

**Security Features:** Other, Fire Sprinkler System, Smoke Detectors

**Cooling:** Central Air

**Furnished:** Unfurnished

**Interior Features:**

Breakfast Bar, High Ceilings, Pantry, Stacked Bedrooms, Walk In Closets

**Features:** Exterior Lighting

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## Expenses, Fees & Taxes

**Association Fee:** \$508

**Tax Year:** 2024

**Tax Annual Amount:** \$4,574

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## Fees & Taxes

**Association Fee:** 508

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## Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** Best International Realty

**Listing Terms:** Cash, Conventional

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## Miscellaneous



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

**Virtual Tour URL:**  
<https://www.propertypanorama.com/instaview/mia/A11729595>

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## Courtesy of

**Office Name:** Best International Realty

