

FORT LAUDERDALE FL 33312

<https://www.cays.com>

\$ 1,399,000.00



Don't miss this opportunity! Perfect ocean access, private dock pool & Spa dream home, This home is located, less than 15 min to the beach. excellent for entertaining, with open kitchen, two a/c systems, and huge lot. Bring your boat and enjoy South Florida at its best.

- 3 beds
- 2 baths
- Single Family Residence

CALL US NOW

Phone: 305.6000.958

Email: www.cays.com

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

BASIC FACTS

| | |
|------------------------------------|------------------------------------------|
| MLS #: A11311938 | Post Updated: 2023-04-22 07:07:37 |
| Bedrooms: 3 | Bathrooms: 2 |
| Bathrooms Full: 2 | Area: 1624 sq ft |
| Lot Size Units: Square Feet | Year built: 1956 |
| Status: Active | Type: Single Family Residence |

PROPERTY FEATURES

| | |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Exterior Features: Barbecue,Deck,Patio | Interior Features: Bedroom on Main Level,First Floor Entry,Main Level Primary |
| Waterfront Features: Canal Access,No Fixed Bridges,Ocean Access | Pool Features: In Ground,Pool |
| Lot Features: < 1/4 Acre | Parking Features: Driveway |
| Appliances: Dishwasher,Electric Range,Electric Water Heater,Disposal,Microwave,Refrigerator,Washer | Architectural Style: Detached,One Story |
| Construction Materials: Block,Other | Cooling: Central Air |
| Cooling Y/N: 1 | Flooring: Ceramic Tile,Vinyl,Wood |
| Frontage Length: 50 | Heating: Central |
| Heating Y/N: 1 | Spa Y/N: 1 |
| Pets Allowed: No Pet Restrictions,Yes | Sewer: Public Sewer |
| View: Canal | View Y/N: 1 |
| Patio and Porch Features: Deck,Patio | Roof: Other |
| Waterfront Y/N: 1 | Water Source: Public |
| Stories: 1 | Utilities: Cable Available |

CALL US NOW

Phone: 305.6000.958
Email: www.cays.com
Address: Cays Realty - Miami Real Estate Company, 1000 5th Street Ste 1320, Miami Beach, FL 33139

PROPERTY DETAILS

Total Building Area: 2583 sq ft

Direction Faces: West

Subdivision Name: LAUDERDALE ISLES NO 2

Lot Size Square Feet: 11000 sq ft

Parcel Number: 504219060200

Possession: Closing & Funding

Lot Size Area: 11000

FEES & TAXES

Tax Annual Amount: \$ 6,846.00

Tax Year: 2021

Tax Legal Description: LAUDERDALE ISLES
NO 2 35-33 B LOT 21,22 N 35 BLK 5

CALL US NOW

Phone: 305.6000.958

Email: www.cays.com

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