

Residential

192 Properties

	MLS #	Status	Address	Price	Area	SqFt - Living	Total Beds	Baths - Full	Baths - Half	Type	Next Open House	Subdivision	Waterfront	Waterfrontage	Private Pool	Year Built	County	HOPA	City	Unit #	Unit Floor #	Sold Date	Current Price	Lot SqFt	Governing Bodies	Bldg #	Geo Area	L
1	FX-10009205	Active	3336 SW 44th Street	\$425,000	3070	1,620	3	2		SF		Avon Isles 40-31 B	Yes	80	No	1957	Broward	No Hopa	Fort Lauderdale				425,000	7,700			HWCE	
2	AX-10251222	Active	4019 NE 34th Avenue	\$949,000	3150	1,672	3	2		SF		BERMUDA-RIVIERA SUB OF GA	Yes	80	Yes	1969	Broward	No Hopa	Fort Lauderdale				949,000	8,912			FBEA	
3	FX-10068494	Active	3332 NE 42nd Court	\$1,295,000	3150	2,080	3	2		SF		Bermuda-Riviera Sub Of Ga	Yes	80	Yes	1957	Broward	No Hopa	Fort Lauderdale				1,295,000	8,000			FBEA	1,
4	RX-10310225	Active	17 Fort Royal	\$1,095,000	3150	2,171	3	2	0	SF		BERMUDA-RIVIERA SUB OF GALT OCEAN MILE	Yes	80	Yes	1975	Broward	No Hopa	Fort Lauderdale		1		1,095,000	8,000	HOA		FBEA	1,
5	FX-10040082	Active	3216 NE 42nd Court	\$1,399,900	3150	2,876	4	3	1	SF		Bermuda-Riviera Sub Of Ga	Yes	80	Yes	1964	Broward	No Hopa	Fort Lauderdale				1,399,900	8,000			FBEA	1,
6	FX-10087120	Active	3208 NE 40th Court	\$1,300,000	3150	2,888	4	3	1	SF		Bermuda Riviera	Yes	82	Yes	1986	Broward	No Hopa	Fort Lauderdale				1,300,000	8,000			FBEA	1,
7	FX-10087819	Active	3340 NE 38th Street	\$1,199,000	3150	3,634	4	2	1	SF		Bermuda-Riviera Sub Of Ga	Yes	50	Yes	1981	Broward	Yes-Unverified	Fort Lauderdale				1,199,000	8,634			FBEA	1,
8	FX-10061925	Active	3140 NE 40th Court	\$1,770,000	3150	4,211	4	3	1	SF		Bermuda-Riviera	Yes	80	Yes	1985	Broward	No Hopa	Fort Lauderdale				1,770,000	8,000			FBEA	1,
9	AX-10351898	Active	3225 NE 40th Court	\$1,599,000	3150	4,400	4	4	1	SF		Bermuda-Riviera	Yes	80	Yes	1989	Broward	No Hopa	Fort Lauderdale				1,599,000	8,000			FBEA	1,
10	FX-10092257	Active	25 Castle Harbor Is	\$1,650,000	3150	5,095	3	3	1	SF		Bermuda-Riviera Sub Of Ga	Yes	105	Yes	1968	Broward	No Hopa	Fort Lauderdale				1,650,000	9,224			FBEA	1,
11	FX-10080071	Active	3316 NE 40 Court	\$1,049,000	3150		3	3		SF		Bermuda Riviera	Yes	50	Yes	1973	Broward	No Hopa	Fort Lauderdale				1,049,000				FBEA	1,
12	AX-10362245	Active	3300 NE 18th Street	\$925,000	3160	1,175	2	2		SF		LAS OLAS BY THE SEA EXT	Yes	65	No	1957	Broward	No Hopa	Fort Lauderdale				925,000	6,232			FBEA	
13	FX-10041414	Active	3301 NE 14th Court	\$1,350,000	3160	2,422	4	3	1	SF		Las Olas By The Sea	Yes	100	No	1954	Broward	No Hopa	Fort Lauderdale				1,350,000	14,057			FBEA	1,
14	FX-10075537	Active	3114 NE 23rd Court	\$1,199,000	3160	2,752	3	2		SF		DOLPHIN ISLES	Yes	30	Yes	1963	Broward	No Hopa	Fort Lauderdale				1,199,000	15,428			FBEA	1,
15	FX-10092489	Active	3115 NE 27th Street	\$1,250,000	3160	3,119	4	3		SF		Lauderdale Beach Ext	Yes	40	Yes	1998	Broward	No Hopa	Fort Lauderdale				1,250,000	13,616			FBEA	1,
16	AX-10366098	Active	3301 NE 16th Court	\$1,995,000	3160	3,263	4	3	1	SF		LAS OLAS BY THE SEA EXT	Yes	150	Yes	1967	Broward	Yes-Unverified	Fort Lauderdale				1,995,000	7,327			FBEA	1,
17	AX-10339731	Active	3301 NE 15th Street	\$1,100,000	3160	3,509	4	3		SF		Birch Park Beach	Yes	80	No	1959	Broward	No Hopa	Fort Lauderdale				1,100,000	5,995			FBEA	1,
18	FX-10088750	Active	3300 NE 17th Court	\$1,749,000	3160	3,774	4	4		SF		Las Olas By The Sea Ext 7	Yes	148	Yes	1976	Broward	No Hopa	Fort Lauderdale				1,749,000	10,117			FBEA	1,
19	FX-10081143	Active	1956 S Ocean Lane 19	\$585,000	3170	936	2	2		SF		LA COQUINA	Yes		No	1958	Broward	No Hopa	Fort Lauderdale	19	2		585,000		Co-Op		FBEA	
20	FX-10082817	Active	1956 S Ocean Lane 16	\$595,000	3170	936	2	2		SF		La Coquina Inc.	Yes		No	1958	Broward	No Hopa	Fort Lauderdale	16	2		595,000		Co-Op		FBEA	
21	FX-10064411	Active	2000 S Ocean Lane 5	\$499,000	3170	1,010	2	2		SF		Orleans Chateau & Villas	Yes		No	1955	Broward	No Hopa	Fort Lauderdale	5	1		499,000		Co-Op		FBEA	
22	FX-10056638	Active	2000 S Ocean Lane 2	\$565,000	3170	1,010	2	2		SF		Orleans Chateau & Villas	Yes		No	1954	Broward	No Hopa	Fort Lauderdale	2	1		565,000		Co-Op		FBEA	
23	FX-10034616	Active Price Reduced	1700 SE 25th Avenue	\$1,299,000	3170	2,059	3	2		SF	Sunday, November 19 2017	Harbor Beach Ext 31-13 B	Yes	165	Yes	1956	Broward	No Hopa	Fort Lauderdale				1,299,000	13,922			FBEA	1,
24	FX-10094787	Active New Listing	2613 Barbara Drive	\$1,645,000	3170	2,598	3	3		SF		Harbor Beach Ext 31-13 B	Yes	80	Yes	1957	Broward	No Hopa	Fort Lauderdale				1,645,000	12,000			FBEA	1,
25	FX-10048354	Active	1800 SE 25th Avenue (marietta)	\$1,199,000	3170	2,600	4	3	1	SF		Harbor Beach Ext 31-13 B	Yes	80	Yes	1955	Broward	No Hopa	Fort Lauderdale				1,199,000	12,000			FBEA	1,
26	FX-10059622	Active	1798 SE 25th Avenue	\$1,375,000	3170	3,424	3	4		SF		Harbor Beach Ext 31-13 B	Yes	80	Yes	1957	Broward	No Hopa	Fort Lauderdale				1,375,000	12,000			FBEA	1,
27	AX-10358871	Active Price Reduced	1835S Sout S Ocean Drive	\$790,000	3170	6,600	6	6	1	SF		Harbour Inlet	Yes	130	Yes	2018	Broward	Yes-Unverified	Fort Lauderdale				790,000	14,800			FBEA	
28	FX-10084740	Active	2401 SE 12th Street	\$660,000	3234	1,501	2	2		SF		POMPANO SHORES SEC B	Yes	70	Yes	1957	Broward	No Hopa	Fort Lauderdale				660,000				NUS1	
29	FX-10092141	Active	3120 NE 57th Street	\$939,000	3240	1,636	2	2		SF		The Landings Second Sec 5	Yes	85	Yes	1963	Broward	No Hopa	Fort Lauderdale				939,000	9,186			FTNE	
30	FX-10058155	Active	5211 Bayview Drive	\$725,000	3240	1,644	3	2		SF		The Landings	Yes	100	Yes	1966	Broward	No Hopa	Fort Lauderdale				725,000	9,118			FTNE	
31	FX-10073670	Active	3100 NE 56th Court	\$1,299,999	3240	1,948	3	2		SF		The Landings First Sec 56	Yes	80	Yes	1963	Broward	No Hopa	Fort Lauderdale				1,299,999	8,809			FTNE	1,
32	FX-10051171	Active	2791 NE 57th Street	\$825,000	3240	1,952	3	2		SF		Lake Estates 42-1 B	Yes	80	Yes	1964	Broward	No Hopa	Fort Lauderdale				825,000	9,352			FTNE	
33	FX-10067228	Active	2831 NE 55th Street	\$868,000	3240	2,109	3	4		SF	Sunday, November 19 2017	The Landings First Sec 56	Yes	85	Yes	1967	Broward	No Hopa	Fort Lauderdale				868,000	9,255			FTNE	
34	FX-10064038	Active	5590 NE 31st Avenue	\$1,390,000	3240	2,247	3	3		SF		The Landings First Sec 56	Yes	85	Yes	1963	Broward	No Hopa	Fort Lauderdale				1,390,000	13,482			FTNE	1,
35	RX-10378219	Active	2730 NE 57th Street	\$979,000	3240	2,259	3	3	0	SF	Sunday, November 19 2017	LAKE ESTATES	Yes	80	Yes	1968	Broward	No Hopa	Fort Lauderdale				979,000		None		FTNE	
36	FX-10081203	Active	3020 NE 58th Street	\$1,350,000	3240	2,303	3	3		SF		The Landings Second Sec 5	Yes	85	Yes	1965	Broward	No Hopa	Fort Lauderdale				1,350,000	9,360			FTNE	1,
37	FX-10040230	Active	2820 NE 59th Court	\$695,000	3240	2,322	3	2		SF		Lake Estates Add 42-26 B	Yes	85	Yes	1973	Broward	No Hopa	Fort Lauderdale				695,000	7,273			FTNE	
38	FX-10076052	Active	5621 Bayview Drive	\$949,900	3240	2,348	3	3		SF		LANDINGS	Yes	80	Yes	1971	Broward	No Hopa	Fort Lauderdale				949,900				FTNE	

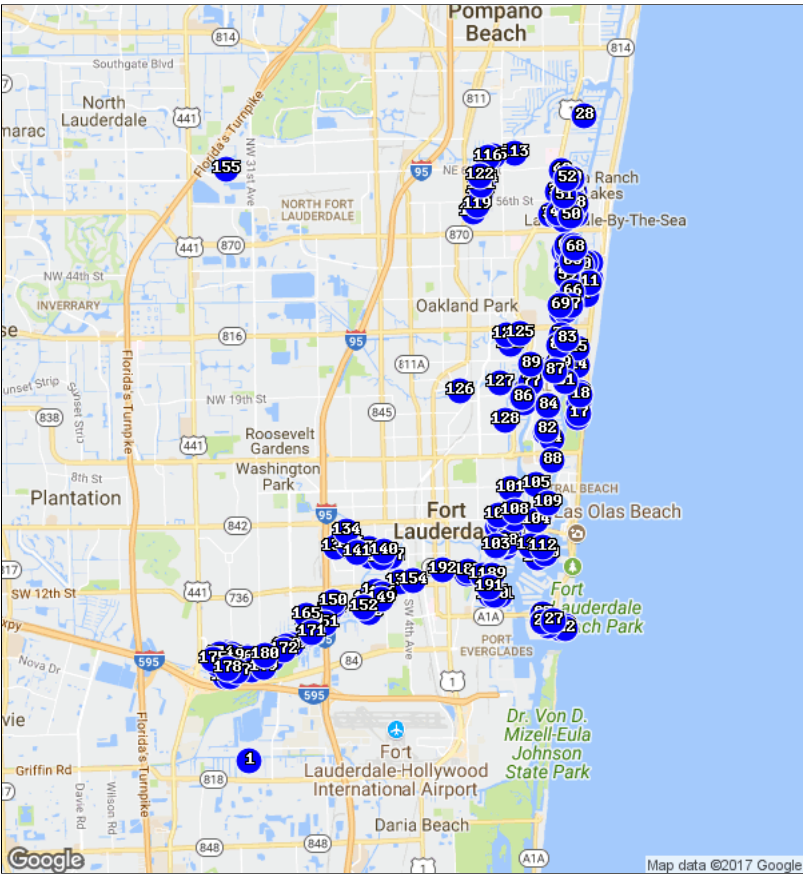
	MLS #	Status	Address	Price	Area	SqFt - Living	Total Beds	Baths - Full	Baths - Half	Type	Next Open House	Subdivision	Waterfront	Waterfrontage	Private Pool	Year Built	County	HOPA	City	Unit #	Unit Floor #	Sold Date	Current Price	Lot SqFt	Governing Bodies	Bldg #	Geo Area	L
39	FX-10089662	Active	5230 NE 26th Avenue	\$850,000	3240	2,560	3	2	1	SF		Golf Estates 43-26 B	Yes	85	No	1966	Broward	No Hopa	Fort Lauderdale				850,000	8,790			FTNE	
40	FX-10093426	Active	5311 NE 33rd Avenue	\$1,500,000	3240	2,598	3	3		SF	Sunday, November 19 2017	The Landings First Sec 56	Yes	85	Yes	1965	Broward	No Hopa	Fort Lauderdale				1,500,000	9,350			FTNE	1,
41	FX-10079127	Active	5221 NE 29th Avenue	\$875,000	3240	2,611	4	3		SF		The Landings First Sec 56	Yes	88	Yes	1966	Broward	No Hopa	Fort Lauderdale				875,000	9,369			FTNE	
42	FX-10087968	Active	2810 NE 60th Street	\$1,100,000	3240	2,627	5	4		SF		Lake Estates	Yes	0	Yes	1975	Broward	No Hopa	Fort Lauderdale				1,100,000	7,874			FTNE	1,
43	FX-10089101	Active	5150 Bayview	\$1,899,000	3240	2,792	5	3		SF		The Landings First Sec 56	Yes	203	Yes	1966	Broward	No Hopa	Fort Lauderdale				1,899,000	12,142			FTNE	1,
44	FX-10053873	Active	5301 NE 33rd Avenue	\$1,150,000	3240	2,840	3	4		SF		THE LANDINGS	Yes	85	Yes	1965	Broward	No Hopa	Fort Lauderdale				1,150,000	9,350			FTNE	1,
45	FX-10062144	Active	5340 NE 32nd Avenue	\$1,250,000	3240	2,968	4	3		SF		The Landings First Sec 56	Yes	124	Yes	1967	Broward	No Hopa	Fort Lauderdale				1,250,000	10,523			FTNE	1,
46	FX-10094363	Active New Listing	5251 NE 29th Avenue	\$1,790,000	3240	2,985	3	3		SF		The Landings First Sec 56	Yes	260	Yes	1963	Broward	No Hopa	Fort Lauderdale				1,790,000	15,307			FTNE	1,
47	FX-10042232	Active	5561 Bayview Drive	\$1,775,000	3240	3,199	3	3		SF	Sunday, November 19 2017	The Landings First Sec 56	Yes	85	Yes	1965	Broward	No Hopa	Fort Lauderdale				1,775,000	9,350			FTNE	1,
48	FX-10080381	Active	5541 NE 33rd Avenue	\$1,490,000	3240	3,529	3	3		SF		The Landings First Sec 56	Yes	80	Yes	1963	Broward	No Hopa	Fort Lauderdale				1,490,000	9,867			FTNE	1,
49	FX-10091675	Active	3100 NE 59th Street	\$1,650,000	3240	3,944	4	3	1	SF		The Landings Second Sec 5	Yes	85	Yes	1992	Broward	No Hopa	Fort Lauderdale				1,650,000	9,360			FTNE	1,
50	RX-10302441	Active	5231 NE 32 Avenue	\$1,598,000	3240	3,967	5	4	0	SF		LANDINGS FIRST SEC	Yes	106	Yes	1965	Broward	No Hopa	Fort Lauderdale				1,598,000		None		FTNE	1,
51	AX-10268527	Active	2830 NE 56th Court	\$989,000	3240		3	3		SF		Lake Estates 42-1 B	Yes	80	Yes	1965	Broward	No Hopa	Fort Lauderdale				989,000	8,122			FTNE	
52	FX-10080747	Active	5841 Bayview Drive	\$1,249,000	3240		4	3	1	SF		LAKE ESTATES	Yes	80	Yes	1969	Broward	No Hopa	Fort Lauderdale				1,249,000	8,859			FTNE	1,
53	FX-10087432	Active	2824 NE 35th Street	\$999,000	3250	2,003	4	2		SF		Coral Ridge Country Club	Yes	100	Yes	1967	Broward	No Hopa	Fort Lauderdale				999,000	10,000			FTNE	
54	AX-10354680	Active	3080 NE 43rd Street	\$1,250,000	3250	2,025	4	3		SF		CORAL RIDGE COUNTRY CLUB	Yes	85	Yes	1971	Broward	No Hopa	Fort Lauderdale				1,250,000	9,775			FTNE	1,
55	FX-10085968	Active	3020 NE 42nd Street	\$1,099,000	3250	2,618	4	3		SF		Coral Ridge Country Club	Yes	89	Yes	1969	Broward	No Hopa	Fort Lauderdale				1,099,000	10,350			FTNE	1,
56	FX-10080630	Active	3021 NE 40th Street	\$1,600,000	3250	2,781	4	3	1	SF		Coral Ridge Country Club	Yes	85	Yes	1972	Broward	No Hopa	Fort Lauderdale				1,600,000	9,775			FTNE	1,
57	FX-10091864	Active Price Reduced	4510 Bayview Drive	\$1,247,000	3250	2,827	4	3		SF		Coral Ridge Country Club	Yes	42	Yes	1970	Broward	No Hopa	Fort Lauderdale				1,247,000	10,909			FTNE	1,
58	FX-10060209	Active	3041 NE 45th Street	\$1,495,000	3250	2,920	5	3		SF		Coral Ridge Country Club	Yes	85	Yes	1973	Broward	No Hopa	Fort Lauderdale				1,495,000	9,775			FTNE	1,
59	FX-10089331	Active	3000 NE 40th Court	\$1,275,000	3250	2,925	3	3		SF	Sunday, November 19 2017	CORAL RIDGE COUNTRY CLUB	Yes	40	Yes	1974	Broward	No Hopa	Fort Lauderdale				1,275,000	11,275			FTNE	1,
60	AX-10364891	Active	2815 NE 36th Street	\$1,199,000	3250	3,055	4	3		SF		CORAL RIDGE COUNTRY CLUB	Yes	100	Yes	1973	Broward	No Hopa	Fort Lauderdale				1,199,000	10,000			FTNE	1,
61	FX-10068785	Active	3020 NE 47th Street	\$1,645,000	3250	3,200	5	3		SF		CORAL RIDGE COUNTRY CLUB	Yes	85	Yes	1971	Broward	No Hopa	Fort Lauderdale				1,645,000	9,255			FTNE	1,
62	FX-10087677	Active	2839 NE 35th Street	\$1,695,000	3250	3,261	4	3	1	SF		Coral Ridge Country Club	Yes	100	Yes	1977	Broward	No Hopa	Fort Lauderdale				1,695,000	10,000			FTNE	1,
63	FX-10085423	Active	2857 NE 36th Street	\$1,980,000	3250	3,490	3	3	1	SF		Coral Ridge Country Club	Yes	100	Yes	1965	Broward	No Hopa	Fort Lauderdale				1,980,000	10,000			FTNE	1,
64	FX-10042918	Active	3090 NE 47th Street	\$1,790,000	3250	3,529	4	4		SF		Coral Ridge Country Club	Yes	85	Yes	1978	Broward	No Hopa	Fort Lauderdale				1,790,000	9,482			FTNE	1,
65	AX-10364337	Active	3101 NE 43rd Street	\$1,854,000	3250	3,836	4	3	1	SF	Sunday, November 19 2017	CORAL RIDGE COUNTRY CLUB	Yes	80	Yes	1988	Broward	No Hopa	Fort Lauderdale				1,854,000	7,213			FTNE	1,
66	FX-10085911	Active	2841 NE 37th Court	\$1,950,000	3250	4,219	3	4	1	SF		Coral Ridge Country Club	Yes	125	Yes	1964	Broward	No Hopa	Fort Lauderdale				1,950,000	14,543			FTNE	1,
67	FX-10067276	Active	2873 NE 35th Court	\$1,890,000	3250	4,614	6	5	1	SF		CORAL RIDGE COUNTRY CLUB	Yes	100	Yes	1989	Broward	No Hopa	Fort Lauderdale				1,890,000	10,000			FTNE	1,
68	FX-10086286	Active	3101 NE 46th Street	\$1,695,000	3250	5,000	5	4	1	SF		Coral Ridge Country Club	Yes	85	Yes	1970	Broward	No Hopa	Fort Lauderdale				1,695,000	9,388			FTNE	1,
69	FX-10017797	Active	3530 Bayview Drive	\$1,150,000	3250		4	3	1	SF		Coral Ridge Country Club	Yes	37	Yes	1965	Broward	No Hopa	Fort Lauderdale				1,150,000	16,373			FTNE	1,
70	FX-10075008	Active	1806 NE 22nd Ter	\$1,080,000	3260	1,753	4	3		SF		Bal Harbour 40-47 B	Yes	75	No	1968	Broward	No Hopa	Fort Lauderdale				1,080,000	8,244			FTNE	1,
71	AX-10374326	Active New Listing	2219 NE 16th Court	\$999,000	3260	1,759	3	2		SF		BAL HARBOUR	Yes	120	Yes	1969	Broward	No Hopa	Fort Lauderdale				999,000	8,785			FTNE	
72	FX-10058201	Active	2817 NE 25th Street	\$1,299,000	3260	1,817	3	2	1	SF		Coral Ridge Galt Add 27-4	Yes	100	Yes	1959	Broward	Yes-Unverified	Fort Lauderdale				1,299,000	10,000			FTNE	1,
73	AX-10318761	Active	1223 Seminole Drive	\$1,610,000	3260	1,989	3	3		SF		BEACHWAY HEIGHTS UNIT B	Yes	97	No	1952	Broward	No Hopa	Fort Lauderdale				1,610,000	11,613			FTNE	1,
74	FX-10094646	Active New Listing	2727 Yacht Club Boulevard 3E	\$690,000	3260	2,070	3	3		SF		Sunrise Bay Club	Yes		No	1960	Broward	No Hopa	Fort Lauderdale	3E	3		690,000		Co-Op		FTNE	
75	FX-10090248	Active	2500 NE 22nd Ter	\$985,000	3260	2,265	4	4		SF		BAL HARBOUR	Yes	110	Yes	1964	Broward	No Hopa	Fort Lauderdale				985,000	9,825			FTNE	
76	FX-10092621	Active	2816 NE 24th Place	\$1,275,000	3260	2,439	4	3		SF		Coral Ridge Galt Add 27-4	Yes	100	Yes	1954	Broward	No Hopa	Fort Lauderdale				1,275,000	10,000			FTNE	1,
77	FX-10090350	Active	2259 NE 20th Street	\$1,500,000	3260	2,500	3	2		SF		North Bal Harbour 45-3 B	Yes	70	No	1969	Broward	No Hopa	Fort Lauderdale				1,500,000	8,788			FTNE	1,

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78	FX-10091007	Active	2843 NE 29th Street	\$999,000	3260	2,623	4	3		SF		CORAL RIDGE	Yes	100	Yes	1973	Broward	No Hopa	Fort Lauderdale				999,000	10,004			FTNE	
79	FX-10082918	Active	2849 NE 25th Street	\$1,195,000	3260	2,809	3	3		SF	Sunday, November 19 2017	Coral Ridge Galt Add 27-4	Yes	100	Yes	1962	Broward	No Hopa	Fort Lauderdale				1,195,000	10,000			FTNE	1,
80	FX-10055723	Active	2830 NE 27th Street	\$1,299,000	3260	3,040	4	3		SF		CORAL RIDGE	Yes	100	Yes	1963	Broward	No Hopa	Fort Lauderdale				1,299,000	11,505			FTNE	1,
81	FX-10065583	Active Price Reduced	2222 Intracoastal Drive	\$1,800,000	3260	3,406	4	4		SF		Coral Ridge North 28-37 B	Yes	105	Yes	1969	Broward	No Hopa	Fort Lauderdale				1,800,000	10,990			FTNE	1,
82	FX-10087802	Active	1239 Seminole Drive	\$1,750,000	3260	3,479	4	4		SF		Coral Ridge	Yes	87	Yes	1951	Broward	No Hopa	Fort Lauderdale				1,750,000	10,139			FTNE	1,
83	AX-10364726	Active Price Reduced	2873 NE 28th Street	\$1,999,000	3260	3,799	5	4	2	SF	Sunday, November 19 2017	CORAL RIDGE GALT	Yes	100	Yes	2009	Broward	No Hopa	Fort Lauderdale				1,999,000	10,004			FTNE	1,
84	FX-10031765	Active	2710 NE 17th Street	\$1,997,000	3260	4,291	4	4	1	SF	Sunday, November 19 2017	CORAL RIDGE	Yes	100	Yes	1990	Broward	Yes-Unverified	Fort Lauderdale				1,997,000	12,500			FTNE	1,
85	FX-10093619	Active	2201 NE 17th Court	\$1,395,000	3260	4,322	5	4	1	SF		Bal Harbour 40-47 B	Yes	76	Yes	2002	Broward	No Hopa	Fort Lauderdale				1,395,000	10,840			FTNE	1,
86	FX-10063941	Active	2207 NE 17th Court	\$1,900,000	3260	4,506	6	5		SF	Sunday, November 26 2017	Bal Harbour 40-47 B	Yes	100	Yes	2000	Broward	No Hopa	Fort Lauderdale				1,900,000	8,265			FTNE	1,
87	FX-10094434	Active New Listing	2440 Bayview Drive	\$1,990,000	3260	4,939	5	5		SF		CORAL RIDGE GALT ADD	Yes	40	Yes	1956	Broward	Yes-Unverified	Fort Lauderdale				1,990,000	13,026			FTNE	1,
88	FX-10003648	Active	900 Intracoastal Drive 2	\$1,100,000	3260			2	2			900 Intracoastal	Yes		No	1957	Broward	No Hopa	Fort Lauderdale	2	1		1,100,000		Co-Op		FTNE	1,
89	FX-10077764	Active	2532 NE 22 Terrace	\$1,690,000	3260		4	3		SF		Bal Harbour	Yes	90	Yes	2018	Broward	No Hopa	Fort Lauderdale				1,690,000	8,908			FTNE	1,
90	FX-10092805	Active	205 S Gordon Road	\$1,300,000	3280	1,390	2	2		SF		Navarro Isle 15-40 B	Yes	50	Yes	1956	Broward	No Hopa	Fort Lauderdale				1,300,000	6,500			FTSE	1,
91	FX-10086694	Active	28 S Gordon Road	\$1,190,000	3280	1,391	2	2		SF		Navarro Isle 15-40 B	Yes	50	Yes	1936	Broward	No Hopa	Fort Lauderdale				1,190,000	6,500			FTSE	1,
92	FX-10078963	Active	327 Coconut Isle Drive	\$1,395,000	3280	1,502	2	2		SF		Venice 8-12 B	Yes	0	Yes	1958	Broward	Yes-Unverified	Fort Lauderdale				1,395,000	6,250			FTSE	1,
93	AX-10372920	Active New Listing	32 S Gordon Road	\$1,400,000	3280	1,512	2	2		SF		NAVARRO ISLE	Yes	50	Yes	1960	Broward	No Hopa	Fort Lauderdale				1,400,000	6,500			FTSE	1,
94	FX-10091641	Active	612 Flamingo Drive	\$1,699,000	3280	1,650	3	3		SF		LAS OLAS ISLES	Yes	50	No	1967	Broward	No Hopa	Fort Lauderdale				1,699,000				FTSE	1,
95	FX-10052373	Active	2423 Castilla Isle	\$1,950,000	3280	1,657	2	2		SF		Lauderdale Shores Reamen	Yes	100	No	1950	Broward	No Hopa	Fort Lauderdale				1,950,000	11,800			FTSE	1,
96	FX-10091241	Active	401 Lido Drive	\$1,795,000	3280	1,840	3	3		SF		Coral Isles 15-68 B	Yes	100	Yes	1950	Broward	No Hopa	Fort Lauderdale				1,795,000	10,500			FTSE	1,
97	FX-10047054	Active Price Reduced	521 Coconut Isle Drive	\$1,099,000	3280	1,928	3	3		SF		Las Olas Isles	Yes	50	No	1956	Broward	No Hopa	Fort Lauderdale				1,099,000	6,250			FTSE	1,
98	FX-10084412	Active	432 Coconut Isle	\$1,273,000	3280	1,946	3	2		SF		Coconut Isle Drive	Yes	75	No	1954	Broward	No Hopa	Fort Lauderdale				1,273,000	9,375			FTSE	1,
99	FX-10045149	Active	511 Isle Of Capri Drive	\$1,750,000	3280	1,957	3	2		SF		Venice Resub In Blks 3 &	Yes	75	Yes	1958	Broward	Yes-Unverified	Fort Lauderdale				1,750,000	8,250			FTSE	1,
100	FX-10089413	Active Price Reduced	96 Fiesta Way	\$1,749,000	3280	1,980	3	2	1	SF		Las Olas Isles	Yes	85	Yes	1960	Broward	No Hopa	Fort Lauderdale				1,749,000	10,200			FTSE	1,
101	FX-10081729	Active	1908 Sunrise Key Boulevard	\$1,995,000	3280	2,263	4	3	2	SF		Sunrise Key 45-6 B	Yes	95	Yes	1964	Broward	No Hopa	Fort Lauderdale				1,995,000	11,170			FTSE	1,
102	FX-10071512	Active	43 Fiesta Way	\$1,495,000	3280	2,283	3	3		SF		Nurmi Isles Island 3	Yes	90	Yes	1955	Broward	No Hopa	Fort Lauderdale				1,495,000	10,800			FTSE	1,
103	FX-10085152	Active	509 Isle Of Capri Drive	\$1,700,000	3280	2,300	2	2		SF		Venice Resub In Blks 3 &	Yes	75	Yes	1957	Broward	No Hopa	Fort Lauderdale				1,700,000	8,250			FTSE	1,
104	FX-10061063	Active	2400 Castilla Isle	\$1,999,000	3280	2,327	3	2		SF		Lauderdale Shores Reamen	Yes	112	No	1948	Broward	Yes-Unverified	Fort Lauderdale				1,999,000	13,500			FTSE	1,
105	FX-10087305	Active	609 5th Key Drive	\$1,500,000	3280	2,447	3	2		SF		SUNRISE KEY	Yes	42	Yes	1960	Broward	Yes-Unverified	Fort Lauderdale				1,500,000	11,128			FTSE	1,
106	FX-10054023	Active	708 Solar Isle Drive	\$1,995,000	3280	2,688	3	3		SF		Riviera 6-17 B	Yes	100	Yes	1971	Broward	No Hopa	Fort Lauderdale				1,995,000	12,500			FTSE	1,
107	FX-10071511	Active	1752 NE 1st Street	\$1,245,000	3280	2,704	4	5		SF		Victoria Isles 15-67 B	Yes	80	Yes	1952	Broward	No Hopa	Fort Lauderdale				1,245,000	8,128			FTSE	1,
108	AX-10230435	Active	91 Fiesta Way	\$1,440,000	3280	2,868	6	6	1	SF		Nurmi Isles Island 3	Yes	90	Yes	2016	Broward	No Hopa	Fort Lauderdale				1,440,000	10,200			FTSE	1,
109	FX-10033798	Active	2601 Barcelona Drive	\$1,995,000	3280	2,967	2	2	1	SF		Las Olas Isles	Yes	100	Yes	2009	Broward	No Hopa	Fort Lauderdale				1,995,000	10,226			FTSE	1,
110	FX-10091184	Active	631 Poinciana Drive	\$1,695,000	3280	3,062	4	3		SF		Idlewyld Resub Blks 8 To	Yes	50	Yes	1988	Broward	No Hopa	Fort Lauderdale				1,695,000	6,250			FTSE	1,
111	FX-10084210	Active	501 Flamingo Drive	\$1,750,000	3280	3,552	4	4		SF		Riviera 6-17 B	Yes	100	No	1937	Broward	No Hopa	Fort Lauderdale				1,750,000	9,961			FTSE	1,
112	FX-10082312	Active	528 Riviera Drive	\$1,949,000	3280	3,656	4	3		SF		Las Olas Isles	Yes	100	No	1940	Broward	No Hopa	Fort Lauderdale				1,949,000	12,500			FTSE	1,
113	FX-10093937	Active New Listing	2020 NE 65th Street	\$629,000	3350	1,570	3	2		SF		Imperial Point 4th Sec 56	Yes	75	Yes	1962	Broward	No Hopa	Fort Lauderdale				629,000	8,250			FTNE	
114	FX-10072149	Active	5830 NE 14th Ter	\$535,000	3350	1,649	3	2		SF		CORAL RIDGE ISLES	Yes	76	No	1978	Broward	No Hopa	Fort Lauderdale				535,000	7,493			FTNE	
115	AX-10365586	Active	1620 NE 63rd Court	\$433,800	3350	1,764	2	2		SF		Boulevard Park Isles Sec	Yes	0	Yes	1960	Broward	No Hopa	Fort Lauderdale				433,800	7,875			FTNE	
116	FX-10091207	Active	6310 NE 15th Avenue	\$625,000	3350	1,830	4	3		SF		Boulevard Park Isles Sec	Yes	37	Yes	1960	Broward	No Hopa	Fort Lauderdale				625,000	7,525			FTNE	
117	FX-10091704	Active	1467 NE 56th Court	\$649,000	3350	2,052	4	2		SF		Coral Ridge Isles 45-47 B	Yes	75	Yes	1967	Broward	No Hopa	Fort Lauderdale				649,000	7,500			FTNE	

	MLS #	Status	Address	Price	Area	SqFt - Living	Total Beds	Baths - Full	Baths - Half	Type	Next Open House	Subdivision	Waterfront	Waterfrontage	Private Pool	Year Built	County	HOPA	City	Unit #	Unit Floor #	Sold Date	Current Price	Lot SqFt	Governing Bodies	Bldg #	Geo Area	L
118	FX-10089957	Active	1412 NE 53rd Court	\$639,000	3350	2,289	3	2		SF		Coral Ridge Isles 45-47 B	Yes	75	Yes	1999	Broward	No Hopa	Fort Lauderdale				639,000	7,800			FTNE	
119	RX-10362521	Active	1441 NE 54th Street	\$615,000	3350	2,400	5	2	0	SF		CORAL RIDGE ISLES	Yes	80	Yes	1968	Broward	No Hopa	Fort Lauderdale				615,000	7,800	None		FTNE	
120	FX-10090216	Active Price Reduced	5860 NE 14th Way	\$614,900	3350		3	2		SF		Coral Ridge Isles 45-47 B	Yes	75	Yes	1967	Broward	No Hopa	Fort Lauderdale				614,900	7,500			FTNE	
121	HX-10295694	Active	1478 NE 57th Place	\$544,900	3350		3	3		SF		Coral Ridge Isles 45-47 B	Yes	75	Yes	1960	Broward	No Hopa	Fort Lauderdale				544,900	7,500			FTNE	
122	FX-10089534	Active	5900 NE 14th Way	\$549,888	3360	1,308	2	2		SF		Coral Ridge Isles 45-47 B	Yes	75	Yes	1960	Broward	No Hopa	Fort Lauderdale				549,888	7,500			FTNE	
123	FX-10039514	Active	2713 Coral Shores Drive	\$745,000	3370	1,522	3	2		SF		Coral Shores Amd 31-50 B	Yes	50	Yes	1970	Broward	No Hopa	Fort Lauderdale				745,000	10,319			FTNE	
124	AX-10208788	Active	2925 Coral Shores Drive	\$644,000	3370	1,705	3	2		SF		Coral Shores 30-44 B	Yes	150	Yes	1955	Broward	No Hopa	Fort Lauderdale				644,000	8,896			FTNE	
125	FX-10078209	Active Price Reduced	2924 NE 21st Ter	\$574,777	3370	2,068	3	2		SF		Coral Shores 30-44 B	Yes	72	No	1957	Broward	No Hopa	Fort Lauderdale				574,777	7,702			FTNE	
126	FX-10079984	Active	929 NE 18th Court	\$875,000	3370	4,008	3	3	1	SF		Lauderdale Park 6-33 1/2	Yes	50	Yes	2005	Broward	No Hopa	Fort Lauderdale				875,000	8,735			FTNE	
127	FX-10093808	Active Price Reduced	1775 NE 21st Street	\$879,000	3380	1,456	3	2		SF	Sunday, November 19 2017	North Ridge 30-32 B	Yes	65	Yes	1955	Broward	No Hopa	Fort Lauderdale				879,000	7,200			FTNE	
128	FX-10089763	Active	1418 NE 18th Avenue	\$499,999	3380	3,298	4	3		SF		Lakeland Resub 27-22 B	Yes	80	No	1956	Broward	No Hopa	Fort Lauderdale				499,999	9,618			FTNE	
129	HX-10321853	Active	1701 SW 5th Street	\$499,000	3470	1,465	3	2		SF		Gill Isles 44-13 B	Yes	65	No	1957	Broward	No Hopa	Fort Lauderdale				499,000	6,825			FTSW	
130	FX-10090349	Active	1513 SW 5th Court	\$620,000	3470	1,540	3	2		SF		Gill Isles 44-13 B	Yes	65	Yes	1957	Broward	No Hopa	Fort Lauderdale				620,000	6,905			FTSW	
131	FX-10088638	Active	500 SW 18th Avenue	\$519,000	3470	1,574	3	3		SF		Gill Isles 44-13 B	Yes	25	No	1957	Broward	No Hopa	Fort Lauderdale				519,000	8,391			FTSW	
132	FX-10052361	Active	444 SW 12 Avenue	\$1,890,000	3470	1,614	3	2		SF		Waverly Place 2-19 D	Yes	266	Yes	1959	Broward	No Hopa	Fort Lauderdale				1,890,000	13,709			FTSW	1
133	FX-10087258	Active	1801 SW 5th Street	\$499,000	3470	1,767	3	3		SF		GILL ISLES	Yes	65	No	1958	Broward	No Hopa	Fort Lauderdale				499,000				FTSW	
134	AX-10336731	Active	1524 Argyle Drive	\$1,200,000	3470	1,863	2	2		SF		RIVER HIGHLANDS AMEN PLAT	Yes	85	Yes	1962	Broward	No Hopa	Fort Lauderdale				1,200,000	8,602			FTSW	1
135	AX-10231361	Active	1120 SW 6th Street	\$1,150,000	3470	1,882	3	2	1	SF		ALEXANDERS SUB	Yes	50	No	1962	Broward	No Hopa	Fort Lauderdale				1,150,000	19,508			FTSW	1
136	FX-10094265	Active New Listing	625 SW 8th Avenue	\$1,249,000	3470	2,318	3	3		SF		Tarpon River	Yes	50	Yes	2018	Broward	No Hopa	Fort Lauderdale				1,249,000	9,585			FTSW	1
137	FX-10092431	Active	621 SW 8th Avenue	\$1,099,000	3470	2,318	3	3		SF		Tarpon River	Yes	50	Yes	2018	Broward	No Hopa	Fort Lauderdale				1,099,000	9,585			FTSW	1
138	FX-10094626	Active New Listing	522 SW 11th Court	\$450,000	3470	2,389	3	3		SF		Croissant Park River Sec	Yes	65	No	1947	Broward	No Hopa	Fort Lauderdale				450,000	7,150			FTSW	
139	FX-10045492	Active	913 Coconut Drive	\$1,825,000	3470	3,154	4	4	1	SF		New Utopia	Yes	100	Yes	1960	Broward	No Hopa	Fort Lauderdale				1,825,000	21,949			FTSW	1
140	FX-10063135	Active	600 SW 8th Ter	\$1,295,000	3470	3,462	2	2		SF		Fl Lauderdale B-40 D	Yes	130	No	1966	Broward	Yes-Unverified	Fort Lauderdale				1,295,000	10,135			FTSW	1
141	AX-10238287	Active	1421 SW 5 Court	\$599,888	3470		2	2		SF		RIVERSIDE	Yes	213	No	1944	Broward	Yes-Unverified	Fort Lauderdale				599,888				FTSW	
142	AX-10358666	Active	1216 Avocado Isle	\$499,999	3480	1,080	3	2		SF		SOUTH NEW RIVER ISLES SEC	Yes	100	No	1956	Broward	No Hopa	Fort Lauderdale				499,999	6,360			FTSW	
143	FX-10093518	Active	1020 Citrus Isle	\$570,000	3480	1,288	2	2		SF		South New River Isles Sec	Yes	60	No	1952	Broward	No Hopa	Fort Lauderdale				570,000	6,360			FTSW	
144	FX-10072633	Active	1482 SW 19th Avenue	\$450,000	3480	1,511	3	2		SF		Shady Banks	Yes	60	Yes	1953	Broward	No Hopa	Fort Lauderdale				450,000	6,000			FTSW	
145	FX-10079177	Active	1467 SW 18th Ter	\$624,000	3480	1,723	3	3		SF		Lauderdale Isles 1 31-23	Yes	60	Yes	1953	Broward	No Hopa	Fort Lauderdale				624,000	6,000			FTSW	
146	AX-10365046	Active	901 Mango Isle	\$748,500	3480	1,866	3	3		SF		SOUTH NEW RIVER ISLES SEC	Yes	20	Yes	1969	Broward	Yes-Unverified	Fort Lauderdale				748,500	9,558			FTSW	
147	FX-10086417	Active	1200 Tangelo Isle	\$655,000	3480	1,890	3	3		SF		South New River Isles Sec	Yes	65	No	1957	Broward	No Hopa	Fort Lauderdale				655,000	6,890			FTSW	
148	AX-10348171	Active	1109 Orange Isle	\$655,000	3480	2,081	3	3		SF		SOUTH NEW RIVER ISLES SEC	Yes	65	Yes	1990	Broward	No Hopa	Fort Lauderdale				655,000	6,890			FTSW	
149	FX-10092964	Active	912 Avocado Isle	\$595,000	3480	2,095	3	2		SF	Sunday, November 26 2017	South New River Isles Sec	Yes	60	No	1955	Broward	No Hopa	Fort Lauderdale				595,000	6,360			FTSW	
150	FX-10092307	Active	1451 SW 18th Ter	\$699,900	3480	2,100	4	2	1	SF		SHADY BANKS	Yes	27	Yes	1953	Broward	No Hopa	Fort Lauderdale				699,900	7,755			FTSW	
151	FX-10041514	Active	2090 SW 16th Court	\$989,000	3480	2,345	3	2		SF		Starlight Landing 22-37 B	Yes	209	No	1940	Broward	No Hopa	Fort Lauderdale				989,000	28,973			FTSW	
152	AX-10347002	Active Price Change	1300 Mandarin Isle	\$1,450,000	3480	3,410	4	4		SF	Sunday, November 19 2017	South New River Isles Sec	Yes	65	Yes	2017	Broward	No Hopa	Fort Lauderdale				1,450,000	6,890			FTSW	1
153	FX-10059151	Active	2330 SW 27th Avenue	\$1,500,000	3480	5,808	4	4		SF		Waters Edge	Yes	100	Yes	1978	Broward	No Hopa	Fort Lauderdale				1,500,000				FTSW	1
154	FX-10070614	Active	208 SW 11th Court	\$479,000	3500	1,803	4	3		SF		TARPON RIVER	Yes	100	No	1953	Broward	No Hopa	Fort Lauderdale				479,000	11,000			FTSW	
155	FX-10090467	Active	3362 NW 64th Street	\$436,000	3540	2,500	4	2		SF		Palm-Aire Village 2 Sec A	Yes	150	Yes	1974	Broward	No Hopa	Fort Lauderdale				436,000	16,252			FTNW	
156	AX-10222610	Active	2443 Marathon Lane	\$439,900	3570	2,069	4	2		SF		Lauderdale Isles 2-Blk 7	Yes	60	No	1956	Broward	No Hopa	Fort Lauderdale				439,900	7,150			FTSW	
157	AX-10313528	Active	3721 SW 49 Street	\$479,000	3570	2,400	4	3		SF		Maple Ridge 167-38 B	Yes	50	Yes	2001	Broward	No Hopa	Fort Lauderdale				479,000	6,808			FTSW	
158	FX-10081933	Active	2513 Gulfstream Lane	\$429,000	3580	1,328	2	2		SF		Lauderdale Isles 2 35-33	Yes	65	No	1955	Broward	No Hopa	Fort Lauderdale				429,000	7,150			FTSW	

	MLS #	Status	Address	Price	Area	SqFt - Living	Total Beds	Baths - Full	Baths - Half	Type	Next Open House	Subdivision	Waterfront	Waterfrontage	Private Pool	Year Built	County	HOPA	City	Unit #	Unit Floor #	Sold Date	Current Price	Lot SqFt	Governing Bodies	Bldg #	Geo Area	L
159	AX-10293337	Active	2430 Bimini Lane	\$489,000	3580	1,382	3	2		SF		LAUDERDALE ISLES NO 2	Yes	75	Yes	1954	Broward	No Hopa	Fort Lauderdale				489,000	6,600			FTSW	
160	FX-10089244	Active	1721 SW 23rd Avenue	\$449,500	3580	1,458	3	2		SF		Flamingo Park Sec C 38-30	Yes	70	Yes	1957	Broward	No Hopa	Fort Lauderdale				449,500	7,000			FTSW	
161	RX-10359591	Active	2475 Bimini Lane	\$499,900	3580	1,485	3	2	0	SF		LAUDERDALE ISLES NO 2	Yes	65	No	1957	Broward	No Hopa	Fort Lauderdale				499,900	7,696	None		FTSW	
162	FX-10078277	Active	2407 Key Largo Lane	\$444,900	3580	1,498	3	2		SF		Lauderdale Isles	Yes	25	No	1956	Broward	No Hopa	Fort Lauderdale				444,900				FTSW	
163	FX-10091068	Active	2412 Gulfstream Lane	\$474,900	3580	1,499	3	2		SF		Lauderdale Isles 2 35-33	Yes	90	Yes	1955	Broward	No Hopa	Fort Lauderdale				474,900	11,155			FTSW	
164	AX-10339339	Active	2678 Marathon Lane	\$694,900	3580	1,576	3	2		SF		Lauderdale Isles 2-Resub	Yes	107	No	1955	Broward	No Hopa	Fort Lauderdale				694,900				FTSW	
165	FX-10084594	Active	2301 SW 16th Court	\$599,000	3580	1,639	3	2		SF		Flamingo Park Sec C 38-30	Yes	115	Yes	1958	Broward	No Hopa	Fort Lauderdale				599,000	9,107			FTSW	
166	AX-10248991	Active	2537 Nassau Lane	\$478,900	3580	1,672	3	2		SF		LAUDERDALE ISLES NO 2- BLK	Yes	65	No	1957	Broward	No Hopa	Fort Lauderdale				478,900	7,150			FTSW	
167	FX-10075636	Active	2101 SW 23rd Avenue	\$549,000	3580	1,792	3	3		SF		Flamingo Park Sec D 41-29	Yes	70	Yes	1960	Broward	No Hopa	Fort Lauderdale				549,000	7,000			FTSW	
168	FX-10091639	Active	2448 Bimini Lane	\$470,000	3580	1,802	4	2		SF		LAUDERDALE ISLES NO 2	Yes	60	Yes	1960	Broward	Yes-Unverified	Fort Lauderdale				470,000	6,600			FTSW	
169	FX-10078856	Active	2431 Gulfstream Lane	\$469,900	3580	1,820	4	2		SF		Lauderdale Isles 2 35-33	Yes	70	No	1955	Broward	No Hopa	Fort Lauderdale				469,900	7,150			FTSW	
170	FX-10030923	Active	2310 SW 27th Terrace	\$999,000	3580	2,084	3	2	1	SF		RIVER LANES 22-24 B	Yes	155	Yes	1975	Broward	No Hopa	Fort Lauderdale				999,000				FTSW	
171	FX-10075095	Active	2040 SW 23rd Av	\$499,990	3580	2,084	3	2		SF		FLAMINGO PARK SEC D 41-29	Yes	70	No	1964	Broward	No Hopa	Fort Lauderdale				499,990				FTSW	
172	FX-10089118	Active	2365 SW 27th Ter	\$694,000	3580	2,102	3	2		SF		River Lands 19-12 B	Yes	81	Yes	1970	Broward	No Hopa	Fort Lauderdale				694,000	18,040			FTSW	
173	FX-10066294	Active	2673 Gulfstream Lane	\$895,000	3580	2,200	3	2		SF		Lauderdale Isles 2 35-33	Yes	245	Yes	1962	Broward	No Hopa	Fort Lauderdale				895,000	18,105			FTSW	
174	FX-10058626	Active	2412 Nassau Lane	\$675,000	3580	2,247	3	2	1	SF		Lauderdale Isles 2-Blk 8	Yes	102	No	1956	Broward	No Hopa	Fort Lauderdale				675,000	11,207			FTSW	
175	FX-10069620	Active	2454 Sugarloaf Lane	\$695,000	3580	2,528	5	3		SF		Lauderdale Isles 2-Blk 10	Yes	65	No	2005	Broward	No Hopa	Fort Lauderdale				695,000	7,150			FTSW	
176	AX-10178735	Active	2530 Andros Lane	\$795,000	3580	2,600	3	3		SF		Lauderdale Isles 2 33-20	Yes	130	Yes	1954	Broward	Yes-Unverified	Fort Lauderdale				795,000	9,549			FTSW	
177	FX-10073418	Active	3430 SW 27th Street	\$849,900	3580	2,880	4	3		SF		New River Groves 2nd Add	Yes	53	Yes	1967	Broward	No Hopa	Fort Lauderdale				849,900	12,868			FTSW	
178	FX-10069100	Active	2612 Key Largo Lane	\$1,350,000	3580	3,561	6	5		SF		Lauderdale Isles 2-Blk 6	Yes	20	Yes	2014	Broward	No Hopa	Fort Lauderdale				1,350,000	7,152			FTSW	1,
179	FX-10091695	Active	2684 SW 30th Ter	\$1,199,000	3580	3,871	4	3		SF		Riverland Manors 27-49 B	Yes	98	Yes	1996	Broward	No Hopa	Fort Lauderdale				1,199,000	13,314			FTSW	1,
180	FX-10051386	Active	2519 SW 30th Avenue	\$1,199,999	3580	5,299	4	3	1	SF		Riverland Manors 27-49 B	Yes	80	Yes	1972	Broward	No Hopa	Fort Lauderdale				1,199,999	12,914			FTSW	1,
181	FX-10094101	Active New Listing	1715 SE 14th Street	\$1,195,000	3600	1,514	3	2		SF		Lauderdale Harbors Sec A	Yes	80	No	1952	Broward	No Hopa	Fort Lauderdale				1,195,000	8,800			FTSE	1,
182	FX-10086162	Active	1111 Ponce De Leon Drive	\$1,175,000	3600	1,530	3	2		SF		Rio Vista Isles	Yes	80	No	1953	Broward	No Hopa	Fort Lauderdale				1,175,000	8,304			FTSE	1,
183	FX-10081963	Active	1024 S Rio Vista Boulevard	\$1,490,000	3600	1,830	3	2		SF		Rio Vista Isles	Yes	72	Yes	1948	Broward	No Hopa	Fort Lauderdale				1,490,000	8,235			FTSE	1,
184	FX-10094366	Active New Listing	1549 SE 14th Street	\$1,100,000	3600	1,991	3	2		SF		Lauderdale Harbors Sec A	Yes	70	Yes	1970	Broward	No Hopa	Fort Lauderdale				1,100,000	7,700			FTSE	1,
185	FX-10085240	Active Price Reduced	1618 SE 13th Street	\$1,299,000	3600	1,997	3	3		SF		Lauderdale Harbors Sec A	Yes	70	Yes	1952	Broward	No Hopa	Fort Lauderdale				1,299,000	7,700			FTSE	1,
186	AX-10323905	Active	1539 SE 12th Street	\$1,495,000	3600	2,259	3	2		SF		RIO VISTA ISLES	Yes	75	Yes	1956	Broward	No Hopa	Fort Lauderdale				1,495,000	9,375			FTSE	1,
187	RX-10364080	Active	1601 SE 11 Street	\$1,690,000	3600	2,466	3	3	1	SF	Sunday, November 19 2017	RIO VISTA ISLES	Yes	75'	Yes	1966	Broward	No Hopa	Fort Lauderdale		1		1,690,000	9,375	None		FTSE	1,
188	FX-10091297	Active	1505 SE 11th Street	\$1,795,000	3600	2,730	4	3		SF		Rio Vista Isles	Yes	50	Yes	1987	Broward	No Hopa	Fort Lauderdale				1,795,000	6,250			FTSE	1,
189	AX-10318858	Active	1701 SE 11th Street	\$1,795,000	3600	2,745	3	2		SF		RIO VISTA ISLES	Yes	75	Yes	1969	Broward	No Hopa	Fort Lauderdale				1,795,000	9,375			FTSE	1,
190	FX-10080734	Active	1631 SE 14th Street	\$1,550,000	3600	3,071	3	3		SF	Sunday, November 19 2017	Lauderdale Harbors Sec A	Yes	70	Yes	1953	Broward	No Hopa	Fort Lauderdale				1,550,000	8,800			FTSE	1,
191	FX-10089264	Active	1542 SE 12th Court	\$1,550,000	3600	3,080	3	3		SF		Lauderdale Harbors Sec A	Yes	70	No	1953	Broward	No Hopa	Fort Lauderdale				1,550,000	7,700			FTSE	1,
192	FX-10028568	Active	500 SE 9th Court	\$648,600	3800	2,108	4	2		SF		Lauderdale 2-9 D	Yes	50	Yes	1964	Broward	No Hopa	Fort Lauderdale				648,600	5,975			FTSE	

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Legend	
1. 3336 SW 44th Street, Fort Lauderdale, FL 33312(FX-10009205)	97. 521 Coconut Isle Drive, Fort Lauderdale, FL 33301(FX-10047054)
2. 4019 NE 34th Avenue, Fort Lauderdale, FL 33308(AX-10251222)	98. 432 Coconut Isle, Fort Lauderdale, FL 33301(FX-10084412)
3. 3332 NE 42nd Court, Fort Lauderdale, FL 33308(FX-10068494)	99. 511 Isle Of Capri Drive, Fort Lauderdale, FL 33301(FX-10045149)
4. 17 Fort Royal, Fort Lauderdale, FL 33308(RX-10310225)	100. 96 Fiesta Way, Fort Lauderdale, FL 33301(FX-10089413)
5. 3216 NE 42nd Court, Fort Lauderdale, FL 33308(FX-10040082)	101. 1908 Sunrise Key Boulevard, Fort Lauderdale, FL 33304(FX-10081729)
6. 3208 NE 40th Court, Fort Lauderdale, FL 33308(FX-10087120)	102. 43 Fiesta Way, Fort Lauderdale, FL 33301(FX-10071512)
7. 3340 NE 38th Street, Fort Lauderdale, FL 33308(FX-10087819)	103. 509 Isle Of Capri Drive, Fort Lauderdale, FL 33301(FX-10085152)
8. 3140 NE 40th Court, Fort Lauderdale, FL 33308(FX-10061925)	104. 2400 Castilla Isle, Fort Lauderdale, FL 33301(FX-10061063)
9. 3225 NE 40th Court, Fort Lauderdale, FL 33308(AX-10351898)	105. 609 5th Key Drive, Fort Lauderdale, FL 33304(FX-10087305)
10. 25 Castle Harbor Is, Fort Lauderdale, FL 33308(FX-10092257)	106. 708 Solar Isle Drive, Fort Lauderdale, FL 33301(FX-10054023)
11. 3316 NE 40 Court, Fort Lauderdale, FL 33308(FX-10080071)	107. 1752 NE 1st Street, Fort Lauderdale, FL 33301(FX-10071511)
12. 3300 NE 18th Street, Fort Lauderdale, FL 33305(AX-10362245)	108. 91 Fiesta Way, Fort Lauderdale, FL 33301(AX-10230435)
13. 3301 NE 14th Court, Fort Lauderdale, FL 33304(FX-10041414)	109. 2601 Barcelona Drive, Fort Lauderdale, FL 33301(FX-10033798)
14. 3114 NE 23rd Court, Fort Lauderdale, FL 33305(FX-10075537)	110. 631 Poinciana Drive, Fort Lauderdale, FL 33301(FX-10091184)
15. 3115 NE 27th Street, Fort Lauderdale, FL 33308(FX-10092489)	111. 501 Flamingo Drive, Fort Lauderdale, FL 33301(FX-10084210)
16. 3301 NE 16th Court, Fort Lauderdale, FL 33305(AX-10366098)	112. 528 Riviera Drive, Fort Lauderdale, FL 33301(FX-10082312)
17. 3301 NE 15th Street, Fort Lauderdale, FL 33304(AX-10339731)	113. 2020 NE 65th Street, Fort Lauderdale, FL 33308(FX-10093937)
18. 3300 NE 17th Court, Fort Lauderdale, FL 33305(FX-10088750)	114. 5830 NE 14th Ter, Fort Lauderdale, FL 33334(FX-10072149)
19. 1956 S Ocean Lane 19, Fort Lauderdale, FL 33316(FX-10081143)	115. 1620 NE 63rd Court, Fort Lauderdale, FL 33334(AX-10365586)
20. 1956 S Ocean Lane 16, Fort Lauderdale, FL 33316(FX-10082817)	116. 6310 NE 15th Avenue, Fort Lauderdale, FL 33334(FX-10091207)
21. 2000 S Ocean Lane 5, Fort Lauderdale, FL 33316(FX-10064411)	117. 1467 NE 56th Court, Fort Lauderdale, FL 33334(FX-10091704)
22. 2000 S Ocean Lane 2, Fort Lauderdale, FL 33316(FX-10056638)	118. 1412 NE 53rd Court, Fort Lauderdale, FL 33334(FX-10089957)
23. 1700 SE 25th Avenue, Fort Lauderdale, FL 33316(FX-	119. 1441 NE 54th Street, Fort Lauderdale, FL 33334(RX-

10034616)	10362521)
24. 2613 Barbara Drive, Fort Lauderdale, FL 33316(FX-10094787)	120. 5860 NE 14th Way, Fort Lauderdale, FL 33334(FX-10090216)
25. 1800 SE 25th Avenue (marietta), Fort Lauderdale, FL 33316(FX-10048354)	121. 1478 NE 57th Place, Fort Lauderdale, FL 33334(HX-10295694)
26. 1798 SE 25th Avenue, Fort Lauderdale, FL 33316(FX-10059622)	122. 5900 NE 14th Way, Fort Lauderdale, FL 33334(FX-10089534)
27. 1835S Sout S Ocean Drive, Fort Lauderdale, FL 33316(AX-10358871)	123. 2713 Coral Shores Drive, Fort Lauderdale, FL 33306(FX-10039514)
28. 2401 SE 12th Street, Fort Lauderdale, FL 33062(FX-10084740)	124. 2925 Coral Shores Drive, Fort Lauderdale, FL 33306(AX-10208788)
29. 3120 NE 57th Street, Fort Lauderdale, FL 33308(FX-10092141)	125. 2924 NE 21st Ter, Fort Lauderdale, FL 33306(FX-10078209)
30. 5211 Bayview Drive, Fort Lauderdale, FL 33308(FX-10058155)	126. 929 NE 18th Court, Fort Lauderdale, FL 33305(FX-10079984)
31. 3100 NE 56th Court, Fort Lauderdale, FL 33308(FX-10073670)	127. 1775 NE 21st Street, Fort Lauderdale, FL 33305(FX-10093808)
32. 2791 NE 57th Street, Fort Lauderdale, FL 33308(FX-10051171)	128. 1418 NE 18th Avenue, Fort Lauderdale, FL 33304(FX-10089763)
33. 2831 NE 55th Street, Fort Lauderdale, FL 33308(FX-10067228)	129. 1701 SW 5th Street, Fort Lauderdale, FL 33312(HX-10321853)
34. 5590 NE 31st Avenue, Fort Lauderdale, FL 33308(FX-10064038)	130. 1513 SW 5th Court, Fort Lauderdale, FL 33312(FX-10090349)
35. 2730 NE 57th Street, Fort Lauderdale, FL 33308(RX-10378219)	131. 500 SW 18th Avenue, Fort Lauderdale, FL 33312(FX-10088638)
36. 3020 NE 58th Street, Fort Lauderdale, FL 33308(FX-10081203)	132. 444 SW 12 Avenue, Fort Lauderdale, FL 33312(FX-10052361)
37. 2820 NE 59th Court, Fort Lauderdale, FL 33308(FX-10040230)	133. 1601 SW 5th Street, Fort Lauderdale, FL 33312(FX-10087258)
38. 5621 Bayview Drive, Fort Lauderdale, FL 33308(FX-10076052)	134. 1524 Argyle Drive, Fort Lauderdale, FL 33312(AX-10336731)
39. 5230 NE 26th Avenue, Fort Lauderdale, FL 33308(FX-10089662)	135. 1120 SW 6th Street, Fort Lauderdale, FL 33312(AX-10231361)
40. 5311 NE 33rd Avenue, Fort Lauderdale, FL 33308(FX-10093426)	136. 625 SW 8th Avenue, Fort Lauderdale, FL 33315(FX-10094265)
41. 5221 NE 29th Avenue, Fort Lauderdale, FL 33308(FX-10079127)	137. 621 SW 8th Avenue, Fort Lauderdale, FL 33315(FX-10092431)
42. 2810 NE 60th Street, Fort Lauderdale, FL 33308(FX-10087968)	138. 522 SW 11th Court, Fort Lauderdale, FL 33315(FX-10094626)
43. 5150 Bayview, Fort Lauderdale, FL 33308(FX-10089101)	139. 913 Coconut Drive, Fort Lauderdale, FL 33315(FX-10045492)
44. 5301 NE 33rd Avenue, Fort Lauderdale, FL 33308(FX-10053873)	140. 600 SW 8th Ter, Fort Lauderdale, FL 33315(FX-10063135)
45. 5340 NE 32nd Avenue, Fort Lauderdale, FL 33308(FX-10062144)	141. 1421 SW 5 Court, Fort Lauderdale, FL 33312(AX-10238287)
46. 5251 NE 29th Avenue, Fort Lauderdale, FL 33308(FX-10094363)	142. 1216 Avocado Isle, Fort Lauderdale, FL 33315(AX-10358666)
47. 5561 Bayview Drive, Fort Lauderdale, FL 33308(FX-10042232)	143. 1020 Citrus Isle, Fort Lauderdale, FL 33315(FX-10093518)
48. 5541 NE 33rd Avenue, Fort Lauderdale, FL 33308(FX-10080381)	144. 1482 SW 19th Avenue, Fort Lauderdale, FL 33312(FX-10072633)
49. 3100 NE 59th Street, Fort Lauderdale, FL 33308(FX-10091675)	145. 1467 SW 18th Ter, Fort Lauderdale, FL 33312(FX-10079177)
50. 5231 NE 32 Avenue, Fort Lauderdale, FL 33308(RX-10302441)	146. 901 Mango Isle, Fort Lauderdale, FL 33315(AX-10365046)
51. 2830 NE 56th Court, Fort Lauderdale, FL 33308(AX-10268527)	147. 1200 Tangelo Isle, Fort Lauderdale, FL 33315(FX-10086417)
52. 5841 Bayview Drive, Fort Lauderdale, FL 33308(FX-10080747)	148. 1109 Orange Isle, Fort Lauderdale, FL 33315(AX-10348171)
53. 2824 NE 35th Street, Fort Lauderdale, FL 33306(FX-10087432)	149. 912 Avocado Isle, Fort Lauderdale, FL 33315(FX-10092964)
54. 3080 NE 43rd Street, Fort Lauderdale, FL 33308(AX-10354680)	150. 1451 SW 18th Ter, Fort Lauderdale, FL 33312(FX-10092307)
55. 3020 NE 42nd Street, Fort Lauderdale, FL 33308(FX-10085968)	151. 2090 SW 16th Court, Fort Lauderdale, FL 33312(FX-10041514)
56. 3021 NE 40th Street, Fort Lauderdale, FL 33308(FX-10080630)	152. 1300 Mandarin Isle, Fort Lauderdale, FL 33315(AX-10347002)
57. 4510 Bayview Drive, Fort Lauderdale, FL 33308(FX-10091864)	153. 2330 SW 27th Avenue, Fort Lauderdale, FL 33312(FX-10059151)
58. 3041 NE 45th Street, Fort Lauderdale, FL 33308(FX-10060209)	154. 208 SW 11th Court, Fort Lauderdale, FL 33315(FX-10070614)
59. 3000 NE 40th Court, Fort Lauderdale, FL 33308(FX-10089331)	155. 3362 NW 64th Street, Fort Lauderdale, FL 33309(FX-10090467)
60. 2815 NE 36th Street, Fort Lauderdale, FL 33308(AX-10364891)	156. 2443 Marathon Lane, Fort Lauderdale, FL 33312(AX-10222610)
61. 3020 NE 47th Street, Fort Lauderdale, FL 33308(FX-10068785)	157. 3721 SW 49 Street, Fort Lauderdale, FL 33312(AX-10313528)
62. 2839 NE 35th Street, Fort Lauderdale, FL 33306(FX-10087677)	158. 2513 Gulfstream Lane, Fort Lauderdale, FL 33312(FX-10081933)
63. 2857 NE 36th Street, Fort Lauderdale, FL 33308(FX-10085423)	159. 2430 Bimini Lane, Fort Lauderdale, FL 33312(AX-10293337)
64. 3090 NE 47th Street, Fort Lauderdale, FL 33308(FX-10042918)	160. 1721 SW 23rd Avenue, Fort Lauderdale, FL 33312(FX-10089244)
65. 3101 NE 43rd Street, Fort Lauderdale, FL 33308(AX-10364337)	161. 2475 Bimini Lane, Fort Lauderdale, FL 33312(RX-10359591)
66. 2841 NE 37th Court, Fort Lauderdale, FL 33308(FX-10085911)	162. 2407 Key Largo Lane, Fort Lauderdale, FL 33312(FX-10078277)
67. 2873 NE 35th Court, Fort Lauderdale, FL 33308(FX-10067276)	163. 2412 Gulfstream Lane, Fort Lauderdale, FL 33312(FX-10091068)

68. 3101 NE 46th Street, Fort Lauderdale, FL 33308(FX-10086286)	164. 2678 Marathon Lane, Fort Lauderdale, FL 33312(AX-10339339)
69. 3530 Bayview Drive, Fort Lauderdale, FL 33308(FX-10017797)	165. 2301 SW 16th Court, Fort Lauderdale, FL 33312(FX-10084594)
70. 1806 NE 22nd Ter, Fort Lauderdale, FL 33305(FX-10075008)	166. 2537 Nassau Lane, Fort Lauderdale, FL 33312(AX-10248991)
71. 2219 NE 16th Court, Fort Lauderdale, FL 33305(AX-10374326)	167. 2101 SW 23rd Avenue, Fort Lauderdale, FL 33312(FX-10075636)
72. 2817 NE 25th Street, Fort Lauderdale, FL 33305(FX-10058201)	168. 2448 Bimini Lane, Fort Lauderdale, FL 33312(FX-10091639)
73. 1223 Seminole Drive, Fort Lauderdale, FL 33304(AX-10318761)	169. 2431 Gulfstream Lane, Fort Lauderdale, FL 33312(FX-10078856)
74. 2727 Yacht Club Boulevard 3E, Fort Lauderdale, FL 33304(FX-10094646)	170. 2310 SW 27th Terrace, Fort Lauderdale, FL 33312(FX-10030923)
75. 2500 NE 22nd Ter, Fort Lauderdale, FL 33305(FX-10090248)	171. 2040 SW 23rd Av, Fort Lauderdale, FL 33312(FX-10075095)
76. 2816 NE 24th Place, Fort Lauderdale, FL 33305(FX-10092621)	172. 2365 SW 27th Ter, Fort Lauderdale, FL 33312(FX-10089118)
77. 2259 NE 20th Street, Fort Lauderdale, FL 33305(FX-10090350)	173. 2673 Gulfstream Lane, Fort Lauderdale, FL 33312(FX-10066294)
78. 2843 NE 29th Street, Fort Lauderdale, FL 33306(FX-10091007)	174. 2412 Nassau Lane, Fort Lauderdale, FL 33312(FX-10058626)
79. 2849 NE 25th Street, Fort Lauderdale, FL 33305(FX-10082918)	175. 2454 Sugarloaf Lane, Fort Lauderdale, FL 33312(FX-10069620)
80. 2830 NE 27th Street, Fort Lauderdale, FL 33306(FX-10055723)	176. 2530 Andros Lane, Fort Lauderdale, FL 33312(AX-10178735)
81. 2222 Intracoastal Drive, Fort Lauderdale, FL 33305(FX-10065583)	177. 3430 SW 27th Street, Fort Lauderdale, FL 33312(FX-10073418)
82. 1239 Seminole Drive, Fort Lauderdale, FL 33304(FX-10087802)	178. 2612 Key Largo Lane, Fort Lauderdale, FL 33312(FX-10069100)
83. 2873 NE 28th Street, Fort Lauderdale, FL 33306(AX-10364726)	179. 2684 SW 30th Ter, Fort Lauderdale, FL 33312(FX-10091695)
84. 2710 NE 17th Street, Fort Lauderdale, FL 33305(FX-10031765)	180. 2519 SW 30th Avenue, Fort Lauderdale, FL 33312(FX-10051386)
85. 2201 NE 17th Court, Fort Lauderdale, FL 33305(FX-10093619)	181. 1715 SE 14th Street, Fort Lauderdale, FL 33316(FX-10094101)
86. 2207 NE 17th Court, Fort Lauderdale, FL 33305(FX-10063941)	182. 1111 Ponce De Leon Drive, Fort Lauderdale, FL 33316(FX-10086162)
87. 2440 Bayview Drive, Fort Lauderdale, FL 33305(FX-10094434)	183. 1024 S Rio Vista Boulevard, Fort Lauderdale, FL 33316(FX-10081963)
88. 900 Intracoastal Drive 2, Fort Lauderdale, FL 33304(FX-10003648)	184. 1549 SE 14th Street, Fort Lauderdale, FL 33316(FX-10094366)
89. 2532 NE 22 Terrace, Fort Lauderdale, FL 33305(FX-10077764)	185. 1618 SE 13th Street, Fort Lauderdale, FL 33316(FX-10085240)
90. 205 S Gordon Road, Fort Lauderdale, FL 33301(FX-10092805)	186. 1539 SE 12th Street, Fort Lauderdale, FL 33316(AX-10323905)
91. 28 S Gordon Road, Fort Lauderdale, FL 33301(FX-10086694)	187. 1601 SE 11 Street, Fort Lauderdale, FL 33316(RX-10364080)
92. 327 Coconut Isle Drive, Fort Lauderdale, FL 33301(FX-10078963)	188. 1505 SE 11th Street, Fort Lauderdale, FL 33316(FX-10091297)
93. 32 S Gordon Road, Fort Lauderdale, FL 33301(AX-10372920)	189. 1701 SE 11th Street, Fort Lauderdale, FL 33316(AX-10318858)
94. 612 Flamingo Drive, Fort Lauderdale, FL 33301(FX-10091641)	190. 1631 SE 14th Street, Fort Lauderdale, FL 33316(FX-10080734)
95. 2423 Castilla Isle, Fort Lauderdale, FL 33301(FX-10052373)	191. 1542 SE 12th Court, Fort Lauderdale, FL 33316(FX-10089264)
96. 401 Lido Drive, Fort Lauderdale, FL 33301(FX-10091241)	192. 500 SE 9th Court, Fort Lauderdale, FL 33316(FX-10028568)

Residential Customer Report

Address: 3336 SW 44th Street, Fort Lauderdale, FL 33312

MLS#: FX-10009205

St: Active

List Price: \$425,000



Area: 3070
Geo Area: HWCE - Hollywood Central (3070-3100)
County: Broward
Parcel ID: 504230080690
Subdivision: Avon Isles 40-31 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 262.35
Waterfront: Yes
Waterfrontage: 80
Legal Desc: AVON ISLES 40-31 B LOT 27 BLK 2

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No		Short Sale Add:		REO: No
SqFt - Living: 1,620	SqFt - Total: 1,795	Guest Hse:	Yr Blt: 1957	Pool Size:
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Unknown	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1957	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2015
Total Units in Bldg:	Recreation Lease:		Taxes: 2,470
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal	Restrict: None
Construction: Block; CBS; Concrete; Frame	View: Canal; Garden	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services: Dock Available
Flooring: Wood Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area: Dining-Living; Eat-In Kitchen	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Conventional; FHA
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Flat Tile	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Family; Florida		
Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Ground		
Dining Area: Dining-Living; Eat-In Kitchen		
Window Treatments: Awning; Blinds		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Water Heater - Elec		
Private Pool:		
Parking: Carport - Attached; Covered; Driveway; Guest		
Lot Description: < 1/4 Acre		
Subdiv. Amenities: Boating		
Exterior Features: Deck; Fruit Tree(s); Well Sprinkler		
Interior Features:		

Directions: Griffin Road west to 33 Ave. North to 44 street. West to home on the left.
Public Remarks: OCEAN ACCESS PROPERTY. Meticulously maintained 3/2 on ocean access canal. keep your boat in the waterin your own backyard. great open access with split floor plan .All wood floors. New kitchen. Impact windows & doors. New roof 2014. Dock is 24 feet long & recently redone. seawall recently reinforced. New sprinkler systeminstalled on property. Property has an artesian well. Florida room back of building facing the canal.

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Residential Customer Report

Address: 4019 NE 34th Avenue, Fort Lauderdale, FL 33308

MLS#: AX-10251222

St: Active

List Price: \$949,000



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319031570
Subdivision: BERMUDA-RIVIERA SUB OF GA
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 567.58
Waterfront: Yes
Waterfrontage: 80
Legal Desc: BERMUDA-RIVIERA SUB OF GALT OCEAN MILE 38-46 B LOT 5.5A BLK H

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,672	SqFt - Total: 2,460	Guest Hse:	Yr Blt: 1969	Pool Size: 0x0
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1969	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly): 120	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 14,127
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; Intracoastal; Ocean Access; Canal Width 121+	Restrict: Other
Construction: CBS	View: Intracoastal	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 0x0	Boat Services: Lift
Flooring: Ceramic Tile; Tile	Security:	Guest House:
Furnished:	Membership:	Taxes: City/County
Dining Area:	Cooling: Ceiling Fan; Central	Terms Considered: Cash
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms:		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool: Inground; Pool Size (W x L): 0x0		
Parking: Drive - Circular		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features:		
Interior Features:		

Directions: I-95 to Oakland East, all the way to A1A, then N to NE 40ST, Right on 34 AVE.

Public Remarks: Waterfront Home with Intracoastal View, amazing Sunsets. Soak in the lifestyle while relaxing in the pool. Steps from the beach, restaurants and shopping.

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Residential Customer Report

Address: 3332 NE 42nd Court, Fort Lauderdale, FL 33308

MLS#: FX-10068494

St: Active

List Price: \$1,295,000



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319030310
Subdivision: Bermuda-Riviera Sub Of Ga
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 622.6
Waterfront: Yes
Waterfrontage: 80
Legal Desc: BERMUDA-RIVIERA SUB OF GALT OCEAN MILE 38-46 B LOT 31 BLK A
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2

Short Sale Add:			REO: No		
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Master Bedroom	17x13	X
Bedroom 2	14x13	X
Bedroom 3	14x13	X

SqFt - Living: 2,080	SqFt - Total: 2,460	Guest Hse:	Yr Blt: 1957	Pool Size: 50x12
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1957	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 22,812
TI Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width	Restrict: None; Other
Construction: CBS	81 - 120	HOPA: No Hopa
Unit Desc:	View: Canal; Pool	Boat Services: Private Dock; Lift
Flooring: Marble	Private Pool: Heated; Inground; Pool Size (W x L): 50x12	Guest House:
Furnished:	Security:	Taxes: No Homestead
Dining Area: Dining-Living; Snack Bar	Membership:	Terms Considered: Conventional
Guest House:	Cooling: Central; Electric	Mobile Features:
Roof: S-Tile	Heating: Central; Electric	
Special Info:	Utilities: Public Sewer; Public Water	

Rooms:
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub
Dining Area: Dining-Living; Snack Bar
Window Treatments: Arched; Electric Shutters; Plantation Shutters; Sliding
Maintenance Fee Incl:
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec
Private Pool: Heated; Inground; Pool Size (W x L): 50x12
Parking: Covered; Drive - Circular; Garage - Attached
Lot Description: < 1/4 Acre; Paved Road
Subdiv. Amenities:
Exterior Features: Auto Sprinkler; Built-in Grill; Custom Lighting; Fence; Shutters
Interior Features: Split Bedroom; Volume Ceiling; Walk-in Closet; Wet Bar
Directions: A1A to West on NE 40th Street. 1st right on 34th Ave to NE 42nd Court.
Public Remarks: Stunning indoor/outdoor 3 bed, 2 bath waterfront home, located close to the beach. This designer home features custom woodwork, marble floors, wood shutters & a wall of glass doors for natural light. Open floor plan, gourmet kitchen, stainless appliances, granite & glass countertops. 14' ceilings, large living, dining & entertaining areas. Luxurious master bedroom suite and steam shower. Brand new air conditioner. Private 80' dock, wide canal, boat lift, pool, summer kitchen, lighting & sound system.

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Residential Customer Report

Address: 17 Fort Royal, Fort Lauderdale, FL 33308

MLS#: RX-10310225

St: Active

List Price: \$1,095,000



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319031170
Subdivision: BERMUDA-RIVIERA SUB OF GALT OCEAN MILE
Development Name: Bermuda Riviera
Model Name:
Lot Dimensions:
List Price Sqft: 504.38
Waterfront: Yes
Waterfrontage: 80
Legal Desc: BERMUDA-RIVIERA SUB OF GALT OCEAN MILE 38-46 B LOT 9 BLK F

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock: 80
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2

Short Sale: No

Short Sale Add: No

REO: No

Master Bedroom			24	X	13	Living Room			20	X	15	Kitchen			18	X	12
SqFt - Living: 2,171			SqFt - Total: 2,725			Guest Hse:			Yr Blt: 1975			Pool Size:					
BD: 3			FB: 2			Baths - Half: 0			Yr Blt Des: Resale			Pets Allowed: Yes					
Baths - Total: 2			Year Built: 1975			Front Exp: E											

Bldg #:	Governing Bodies: HOA	Membership Fee Amount:	Serial #:
Total Floors/Stories: 1	Land Lease:	HOA/POA/COA (Monthly): 10	Tax Year: 2016
Total Units in Bldg: 1	Recreation Lease:		Taxes: 17,368
Ttl Units in Complex: 1	Min Days to Lease:	Brand Name:	Special Assmnt: No
Unit Floor #: 1	Application Fee: 0	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: No Fixed Bridges; Ocean Access; Canal Width 1 - 80	Restrict: Other
Construction: CBS	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services: Dock Available: 0
Flooring: Ceramic Tile; Wood Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: No Homestead
Dining Area:	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: None		
Master Bedroom/Bath: Separate Shower; Whirlpool Spa		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Refrigerator; Washer; Water Heater - Elec		
Private Pool:		
Parking:		
Lot Description: < 1/4 Acre		
Subdiv. Amenities: None		
Exterior Features: Auto Sprinkler; Deck		
Interior Features: Split Bedroom		

Directions: Oakland Park North on A1A to 40 th str turn west to Bermuda Riviera
Public Remarks: Owner motivated !!!!! -charming home on 80 foot canal -3 house from the point of intercostal with direct ocean access with no fix bridges. Owner will give credit for new dock and repairs of the deck .
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Residential Customer Report

Address: 3216 NE 42nd Court, Fort Lauderdale, FL 33308

MLS#: FX-10040082

St: Active

List Price: \$1,399,900



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319030250
Subdivision: Bermuda-Riviera Sub Of Ga
Development Name: Bermuda Riviera
Model Name:
Lot Dimensions:
List Price Sqft: 486.75
Waterfront: Yes
Waterfrontage: 80

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3.1
Garage Spaces:

Legal Desc: BERMUDA-RIVIERA SUB OF GALT OCEAN MILE 38-46 B LOT 25 BLK A

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	15x13	X	Living Room	20x18	X	Dining Room	12x10	X	Kitchen	12x11	X	Utility Room	8x7	X
Bedroom 2	15x12	X	Bedroom 4	11x11	X				Dining Area	12x12	X			
Bedroom 3	15x12	X							Family Room	17x10	X			

SqFt - Living: 2,876	SqFt - Total: 2,876	Guest Hse:	Yr Blt: 1964	Pool Size: 20x15
BD: 4	FB: 3	Baths - Half: 1	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3.1	Year Built: 1964	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2015
Total Units in Bldg:	Recreation Lease:		Taxes: 16,431
Trl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: No Fixed Bridges; Canal Width 1 - 80	Restrict: Lease OK
Construction: CBS	View: Intracoastal	HOPA: No Hopa
Unit Desc:	Private Pool: Heated; Pool Size (W x L): 20x15	Boat Services: Lift
Flooring: Carpet; Marble; Wood Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area: Breakfast Area; Formal	Cooling: Ceiling Fan; Central	Terms Considered: Conventional
Guest House:	Heating: Electric	Mobile Features:
Roof: Barrel	Utilities: Cable; Public Sewer; Public Water	
Special Info: Sold As-Is		
Rooms: Den/Office; Family; Laundry-Util/Closet		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area: Breakfast Area; Formal		
Window Treatments: Awning		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Compactor; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Washer		
Private Pool: Heated; Pool Size (W x L): 20x15		
Parking:		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Fence; Manual Sprinkler		
Interior Features: Bar; French Door; Laundry Tub; Split Bedroom		

Directions:
Public Remarks: Large 4 bedroom and three and a half bath intra coastal home with no fixed bridges on cul de sac. New roof and garage door in 2013. Marble in main areas and stainless steel appliances and granite in kitchen. Quad bedroom split format. Separate family room and office. Crown molding. Boat lift, and great entertaining pool area and pool heater. Close distance to the beach.

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Residential Customer Report

Address: 3208 NE 40th Court, Fort Lauderdale, FL 33308

MLS#: FX-10087120

St: Active

List Price: \$1,300,000



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319031780
Subdivision: Bermuda Riviera
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 450.14
Waterfront: Yes
Waterfrontage: 82

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3.1
Garage Spaces: 2
Ele School: Bayview
Middle School: Sunrise
High School: Fort Lauderdale

Legal Desc: BERMUDA-RIVIERA SUB OF GALT OCEAN MILE 38-46 B LOT 22 LYING BET LOTS 25 & 27 BLK H

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,888
BD: 4
Baths - Total: 3.1

SqFt - Total: 3,343
FB: 3
Year Built: 1986

Guest Hse:
Baths - Half: 1
Front Exp: S

Yr Blt: 1986
Yr Blt Des: Resale

Pool Size: 30X20
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly): 14

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 13,193
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Marble
Furnished: Unfurnished
Dining Area: Formal
Guest House:
Roof: Barrel
Special Info: Sold As-Is
Rooms: Attic; Den/Office; Family; Sauna; Storage; Util-Garage
Master Bedroom/Bath: Dual Sinks; Separate Shower; Separate Tub; Whirlpool Spa
Dining Area: Formal
Window Treatments: Blinds; Drapes; Impact Glass
Maintenance Fee Incl: Security
Equip/Appl Included: Dishwasher; Disposal; Dryer; Freezer; Ice Maker; Purifier; Refrigerator; Smoke Detector; Washer; Water Heater - Elec
Private Pool: Concrete; Heated; Inground; Pool Size (W x L): 30X20
Parking: Driveway; Garage - Attached
Lot Description: < 1/4 Acre; Paved Road
Subdiv. Amenities:

Waterfront Details: Intracoastal; Ocean Access; Canal Width 81 - 120
View: Intracoastal
Private Pool: Concrete; Heated; Inground; Pool Size (W x L): 30X20
Security: Security Patrol
Membership:
Cooling: Ceiling Fan; Central
Heating: Central; Electric
Utilities: Public Sewer; Public Water

Restrict: Pet Restrictions
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: Homestead
Terms Considered: Conventional; Lease Purchase; Owner Financing
Mobile Features:

Exterior Features: Auto Sprinkler; Deck; Fence

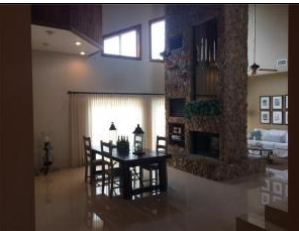
Interior Features: Cook Island; Cldr/Vault Ceilings; Fireplace(s); Foyer; Split Bedroom; Walk-in Closet

Directions: OAKLAND PARK BLVD EAST TO A1A; NORTH TO 40TH ST; RIGHT ON 40TH CT


Public Remarks: Owner Financing/Lease Purchase.85 feet of deep waterfront w/no fixed bridges to the Intracoastal&Ocean in thehighly desirable subdivision of Bermuda Riviera.1st Floor has a Bright Floor plan w/Vaulted Ceilings,living&Family Rooms,Formal Dining,Open Renovated Granite/Wood Kitchen w/new SS appliances,powder room,2nd & 3rd bed w/Renovated Bath.2nd level has 4th bed w/renovated 3rd bath.Newer Roof,Termite Warranty,Newer ACs,Hurricane Impact Doors,Heated Pool,Marble Floors in main areas.For RentMSL#F10078976

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Residential Customer Report

<div><div></div><div><div>Area: 3150</div><div>Geo Area: FBFA</div><div>County: Broward</div><div>Parcel ID: 494319040740</div><div>Subdivision: Bermuda-Riviera Sub Of Ga</div><div>Development Name: BERMUDA RIVIERA</div><div>Model Name:</div><div>Lot Dimensions: 8634</div><div>List Price Sqft: 329.94</div><div>Waterfront: Yes</div><div>Waterfrontage: 50</div><div>Legal Desc: BERMUDA-RIVIERA SUB OF GALT OCEAN MILE FIRST ADD 40-12 B LOT 23 BLK L</div><div>Short Sale: No</div></div></div>		<div>MLS#: FX-10087819</div> <div>St: Active</div> <div>Type: Single Family Detached</div> <div>Lot Dimensions: 8634</div> <div>Type: Single Family Detached</div> <div>Dock:</div> <div>Private Pool: Yes</div> <div>Baths - Total: 2.1</div> <div>Garage Spaces: 2</div> <div>Ele School: Bayview</div> <div>Middle School: Sunrise</div> <div>High School: Fort Lauderdale</div>		<div>List Price: \$1,199,000</div>					
		REO: No							
<div>SqFt - Living: 3,634</div> <div>BD: 4</div> <div>Baths - Total: 2.1</div>		<div>SqFt - Total: 3,936</div> <div>FB: 2</div> <div>Year Built: 1981</div>		<div>Guest Hse:</div> <div>Baths - Half: 1</div> <div>Front Exp: N</div>		<div>Yr Blt: 1981</div> <div>Yr Blt Des: Resale</div>		<div>Pool Size: 15x30</div> <div>Pets Allowed: Yes</div>	
<div>Bldg #:</div> <div>Total Floors/Stories:</div> <div>Total Units in Bldg:</div> <div>Ttl Units in Complex:</div> <div>Unit Floor #:</div>		<div>Governing Bodies:</div> <div>Land Lease:</div> <div>Recreation Lease:</div> <div>Min Days to Lease:</div> <div>Application Fee:</div>		<div>Membership Fee Amount:</div> <div>HOA/POA/COA (Monthly): 10.42</div> <div>Brand Name:</div> <div>Mobile Home Size:</div> <div>Decal #:</div>		<div>Serial #:</div> <div>Tax Year: 2016</div> <div>Taxes: 16,100</div> <div>Special Assmnt:</div>			
<div>Design: < 4 Floors</div> <div>Construction: Woodside</div> <div>Unit Desc:</div> <div>Flooring: Carpet; Tile</div> <div>Furnished:</div> <div>Dining Area: Breakfast Area; Dining/Kitchen; Formal</div> <div>Guest House:</div> <div>Roof: Other</div> <div>Special Info: Sold As-Is</div>		<div>Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width 1</div> <div>- 80</div> <div>View: Canal; Pool</div> <div>Private Pool: Inground; Pool Size (W x L): 15x30</div> <div>Security:</div> <div>Membership:</div> <div>Cooling: Ceiling Fan; Central; Electric</div> <div>Heating: Central; Electric</div> <div>Utilities: Cable; Public Sewer; Public Water</div>		<div>Restrict: None; Other</div> <div>HOPA: Yes-Unverified</div> <div>Boat Services: Private Dock</div> <div>Guest House:</div> <div>Taxes:</div> <div>Terms Considered: Conventional</div> <div>Mobile Features:</div>					
<div>Rooms: Family; Great; Laundry-Util/Closet; Recreation</div> <div>Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Upstairs; Separate Shower; Separate Tub</div> <div>Dining Area: Breakfast Area; Dining/Kitchen; Formal</div> <div>Window Treatments: Blinds; Drapes</div> <div>Maintenance Fee Incl:</div> <div>Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Smoke Detector; Wall Oven; Washer; Water Heater - Elec</div> <div>Private Pool: Inground; Pool Size (W x L): 15x30</div> <div>Parking: Driveway; Garage - Attached; RV/Boat</div> <div>Lot Description: < 1/4 Acre; Public Road</div> <div>Subdiv. Amenities: Street Lights</div> <div>Exterior Features: Deck; Fence; Open Balcony; Outdoor Shower</div> <div>Interior Features: Ctdrl/Vault Ceilings; Fireplace(s); Foyer; Sky Light(s); Split Bedroom; Walk-in Closet</div> <div>Directions: A1A AT 40TH STREET...GO WEST PAST GUARD HOUSE TURN LEFT ON 34TH AVENUE GO SOUTH TO 38TH STREET AND MAKE RIGHT...HOUSE IS ON THE LEFT</div> <div>Public Remarks: FOUR BEDROOM, 2.5 BATH CHALET STYLE HOME IN PRESTIGIOUS BERMUDA RIVIERA!SOUTHERN EXPOSURE!NEW IMPACT WINDOWS AND DOORS!2 NEWER HVAC UNITS!DIRECT ICW/OCEAN ACCESS..DOCK.PRIVATE POOL...NO FIXED BRIDGES....LOTS OF NATURAL LIGHT...AWESOME GREAT ROOM...FIREPLACE....HUGE MASTER BEDROOM AND BATH UPSTAIRS!!LOTS OF CLOSET SPACE..TOWERING VAULTED CEILINGS...CLOSE TO SHOPPING.RESTAURANTS,PUBLIC TRANSPORTATION,BEACH...BAYVIEW ELEMENTARY...SOLD AS-IS...FURNITURE IS NEGOTIABLE....MUST SEE ...GREAT VALUE!!!!!!</div>									
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Residential Customer Report

Address: 3140 NE 40th Court, Fort Lauderdale, FL 33308		MLS#: FX-10061925	St: Active	List Price: \$1,770,000
	Area: 3150		Type: Single Family Detached	
	Geo Area: FBEA		Lot Dimensions: 8000	
	County: Broward		Type: Single Family Detached	
	Parcel ID: 494319031760		Dock:	
	Subdivision: Bermuda-Riviera		Private Pool: Yes	
	Development Name:		Baths - Total: 3.1	
	Model Name:		Garage Spaces: 2	
	Lot Dimensions: 8000		Ele School: Bayview	
	List Price Sqft: 420.33			
	Waterfront: Yes			
Waterfrontage: 80				
Legal Desc: BERMUDA-RIVIERA SUB OF GALT OCEAN MILE 38-46 B LOT 24 BLK H				
Short Sale: No		Short Sale Add:		REO: No

SqFt - Living: 4,211	SqFt - Total: 4,635	Guest Hse:	Yr Blt: 1985	Pool Size: 30x15
BD: 4	FB: 3	Baths - Half: 1	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 3.1	Year Built: 1985	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 25,079
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors; Multi-Level	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width	Restrict:
Construction: Block; CBS; Concrete; Piling	81 - 120	HOPA: No Hopa
Unit Desc:	View: Canal; Intracoastal	Boat Services: Private Dock
Flooring: Marble; Wood Floor	Private Pool: Inground; Pool Size (W x L): 30x15	Guest House:
Furnished: Unfurnished	Security:	Taxes:
Dining Area: Dining/Kitchen; Formal; Snack Bar	Membership:	Terms Considered: Conventional
Guest House:	Cooling: Ceiling Fan; Central; Electric	Mobile Features:
Roof: Barrel	Heating: Central; Electric	
Special Info: Sold As-Is	Utilities: Cable; Public Sewer; Public Water	

Rooms: Attic; Convertible Bedroom; Den/Office; Family; Great; Laundry-Util/Closet; Loft

Master Bedroom/Bath: 2 Master Baths; Dual Sinks; Mstr Bdrm - Ground; Mstr Bdrm - Sitting; Mstr Bdrm - Upstairs; Separate Shower; Separate Tub; Whirlpool Spa

Dining Area: Dining/Kitchen; Formal; Snack Bar

Window Treatments:

Maintenance Fee Incl:

Equip/Appl Included: Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Ice Maker; Intercom; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec

Private Pool: Inground; Pool Size (W x L): 30x15

Parking: Driveway; Garage - Attached

Lot Description: < 1/4 Acre

Subdiv. Amenities:

Exterior Features: Built-in Grill; Custom Lighting; Deck; Fence; Open Porch

Interior Features: Built-in Shelves; Closet Cabinets; Cldrl/Vault Ceilings; Foyer; Sky Light(s); Walk-in Closet

Directions: E OAKLAND PARK BLVD - LEFT ONTO N OCEAN BLVD - LEFT ONTO NE 40 ST - RIGHT ONTO NE 34 AVE - LEFT ONTO NE 40 CT - HOUSE IS ON THE LEFT

Public Remarks: Majestic 4Bed/3.5Bath, 4,000 SqFt Home 3 In From the Point W/80FT Of Waterfront On A Wide Canal W/No Fixed Bridges In Exclusive Beach Neighborhood of FT Lauderdale! Boasting Soaring Ceilings W/Tons of Natural Light, This Home is Appointed W/Designer Finishes Thru-Out, Updated Kitchen, New A/Cs, Marble Floors on 1st Level & Wood Floors on 2nd Level. 2 LRG Master Suites, Formal Dining & Living Areas, LRG Family Room,2nd Level Den/Office & Utility Room. Relax Poolside W/Intracoastal Views & Outdoor Kitchen!

Residential Customer Report

Address: 3225 NE 40th Court, Fort Lauderdale, FL 33308

MLS#: AX-10351898

St: Active

List Price: \$1,599,000



Area: 3150
Geo Area: FBFA
County: Broward
Parcel ID: 494319031630
Subdivision: Bermuda-Riviera
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 363.41
Waterfront: Yes
Waterfrontage: 80

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 4.1
Garage Spaces: 2
Ele School: Bayview
Middle School: Sunrise
High School: Fort Lauderdale

Legal Desc: BERMUDA-RIVIERA SUB OF GALT OCEAN MILE 38-46 B LOT 11 BLK H

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	15	X	17	Living Room	14	X	22	Kitchen	16	X	13
Bedroom 2	17	X	12	Bedroom 4	16	X	14	Family Room	16	X	22
Bedroom 3	17	X	12								

SqFt - Living: 4,400	SqFt - Total: 5,000	Guest Hse:	Yr Blt: 1989	Pool Size: 36x16
BD: 4	FB: 4	Baths - Half: 1	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 4.1	Year Built: 1989	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2015
Total Units in Bldg:	Recreation Lease:		Taxes: 19,751
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: No Fixed Bridges; Canal Width 1 - 80	Restrict:
Construction: CBS	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Above Ground; Child Gate; Equipment Included; Pool Size (W x L): 36x16	Boat Services: Private Dock; Lift
Flooring: Carpet; Tile	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Eat-In Kitchen; Formal; Snack Bar	Cooling: Central; Zoned	Terms Considered: Cash; Conventional; FHA; VA
Guest House:	Heating: Central	Mobile Features:
Roof: Barrel	Utilities: Cable; Public Sewer; Public Water	
Special Info:		

Rooms: Family; Laundry-Util/Closet; Loft
Master Bedroom/Bath: Bidet; Dual Sinks; Mstr Bdrm - Ground; Whirlpool Spa
Dining Area: Eat-In Kitchen; Formal; Snack Bar
Window Treatments: Blinds
Maintenance Fee Incl:
Fee/Api Included: Dishwasher; Disposal; Hookup; Microwave; Range - Electric; Refrigerator; Smoke Detector; Wall Oven; Water Heater - Electric
Private Pool: Above Ground; Child Gate; Equipment Included; Pool Size (W x L): 36x16
Parking: Driveway; Garage - Attached
Lot Description: < 1/4 Acre

Subdiv. Amenities: Boating
Exterior Features: Custom Lighting; Fence; Open Balcony
Interior Features: Cook Island; Ctdrl/Vault Ceilings; Fireplace(s); Foyer; French Door; Pantry; Walk-in Closet

Directions: From Federal Highway, East on Oakland Park Blvd, North on A1A, West on NE 40th Street. Turn Right on NE 34th Ave and Left on NE 40th Ct. 4th house on north side. OR East on Commercial Blvd, South on A1A, then same directions above

Public Remarks: Walk to beach, shopping and restaurants. 80 ft on water, no fixed bridges, few Ft. Lauderdale homes can claim this! Home, street and dock stay dry in high tides. Open 4400 Sq Ft, 4 bedroom, 4 1/2 bath, waterfront pool home. Vaulted ceilings, custom cabinetry, 2-car garage, utility room. Spacious loft area, possible 5th bedroom. 4-zone AC. Wood-burning fireplace. Steam shower in master bath. Stone coated steel barrel tile roof. Roll-down and accordion shutters. 27,000 lb cradle boat lift. Popular Bayview Elementary school.

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Residential Customer Report

Address: 25 Castle Harbor Is, Fort Lauderdale, FL 33308

MLS#: FX-10092257

St: Active

List Price: \$1,650,000



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319030610
Subdivision: Bermuda-Riviera Sub Of Ga
Development Name: Bermuda-Riviera
Model Name:
Lot Dimensions:
List Price Sqft: 323.85
Waterfront: Yes
Waterfrontage: 105
Legal Desc: BERMUDA-RIVIERA SUB OF

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3.1
Garage Spaces: 2

Legal Desc: BERMUDA-RIVIERA SUB OF GALT OCEAN MILE 38-46 B LOT 13 BLK C

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 5,095
BD: 3
Baths - Total: 3.1

SqFt - Total: 5,095
FB: 3
Year Built: 1968

Guest Hse:
Baths - Half: 1
Front Exp: S

Yr Blt: 1968
Yr Blt Des: Resale

Pool Size: 30x15
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 31,493
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Marble
Furnished:
Dining Area: Eat-In Kitchen; Snack Bar
Guest House:
Roof: S-Tile
Special Info:

Waterfront Details: Interior Canal; Intracoastal; Navigable; No Fixed Bridges
View: Canal; Intracoastal
Private Pool: Inground; Pool Size (W x L): 30x15
Security: Gate - Manned
Membership:
Cooling: Central; Electric
Heating: Central; Electric
Utilities: Cable; Public Sewer; Public Water

Restrict: None
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes: No Homestead
Terms Considered:
Mobile Features:

Master Bedroom/Bath: Bidet; Dual Sinks; Mstr Bdrm - Ground; Mstr Bdrm - Upstairs; Separate Shower; Separate Tub

Dining Area: Eat-In Kitchen; Snack Bar

Window Treatments: Blinds; Drapes

Maintenance Fee Incl:

Equip/Appl Included: Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec

Private Pool: Inground; Pool Size (W x L): 30x15

Parking: Drive - Circular; Garage - Attached

Lot Description: < 1/4 Acre;

Subdiv. Amenities: Boating


Exterior Features: Custom Lighting;
Interior Features: Bar, Foyer, Wet Bar

Interior Features. Bar; Foyer; Wet Bar

Public Remarks: Love to entertain? This furnished approx 5000 sq ft waterfront home is perfect! Completely rebuilt in 2005, it has huge open areas, 2 master suites, gourmet kitchen, and Intracoastal views from just off point location. Dock up to a 95' boat and walk to the beach

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Residential Customer Report

Address: 3316 NE 40 Court, Fort Lauderdale, FL 33308		MLS#: FX-10080071	St: Active	List Price: \$1,049,000		
	Area: 3150 Geo Area: FBFA County: Broward Parcel ID: 494319031830 Subdivision: Bermuda Riviera Development Name: Model Name: Lot Dimensions: List Price Sqft: Waterfront: Yes Waterfrontage: 50		Type: Single Family Detached Lot Dimensions: Type: Single Family Detached Dock: Private Pool: Yes Baths - Total: 3 Garage Spaces: 2			
	Legal Desc: Bermuda-Riviera Sub of Galt Ocean Mile 38-46B Lot 31 Blk H					
	Short Sale: No		Short Sale Add: REO: No			
	SqFt - Living: BD: 3 Baths - Total: 3		SqFt - Total: FB: 3 Year Built: 1973	Guest Hse: Baths - Half: Front Exp: N	Yr Blt: 1973 Yr Blt Des: Resale	Pool Size: 15x30 Pets Allowed: No
	Bldg #: Total Floors/Stories: Total Units in Bldg: Ttl Units in Complex: Unit Floor #:		Governing Bodies: Land Lease: Recreation Lease: Min Days to Lease: Application Fee:		Membership Fee Amount: HOA/POA/COA (Monthly): Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2016 Taxes: 11,087 Special Assmnt:
Design: < 4 Floors Construction: Block; Concrete Unit Desc: Flooring: Ceramic Tile; Marble Furnished: Dining Area: Guest House: Roof: Flat Tile Special Info: Rooms: Master Bedroom/Bath: Mstr Bdrm - Ground Dining Area: Window Treatments: Maintenance Fee Incl: Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Water Heater - Elec Private Pool: Inground; Pool Size (W x L): 15x30 Parking: Drive - Circular Lot Description: < 1/4 Acre; Public Road Subdiv. Amenities: Exterior Features: Deck Interior Features:		Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access View: Canal Private Pool: Inground; Pool Size (W x L): 15x30 Security: Membership: Cooling: Central Heating: Utilities: Public Sewer; Public Water		Restrict: HOPA: No Hopa Boat Services: Private Dock; Boat Lock Guest House: Taxes: Terms Considered: Conventional Mobile Features:		
Directions: A1A to 40 Street go west thru guard gate .Right on 34th Ave left on 40ct Property on south side. Public Remarks: Large 3 Bedroom 3 bath Deep Waterfront home with pool.This home is located in Bermuda Riviera area of Fort Lauderdale.Excellent room sizes and great pool area with your own boat dock.Home has circular drive and sits on nice sized lot.Priced to sell!!						
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Residential Customer Report

Address: 3300 NE 18th Street, Fort Lauderdale, FL 33305

MLS#: AX-10362245

St: Active

List Price: \$925,000



Area: 3160
Geo Area: FBEA
County: Broward
Parcel ID: 494331020530
Subdivision: LAS OLAS BY THE SEA EXT
Development Name: BIRCH PARK BEACH
Model Name:
Lot Dimensions: 6232
List Price Sqft: 787.23
Waterfront: Yes
Waterfrontage: 65

Type: Single Family Detached
Lot Dimensions: 6232
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:
Ele School: Bayview

Legal Desc: LAS OLAS BY THE SEA EXT 7-25 B BEG NW COR LOT 13,E 52,SE TO PT 48 E OF SW COR LOT 13,W 48 TO SW COR,NW TO POB BLK 15
Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,175	SqFt - Total: 1,175	Guest Hse:	Yr Blt: 1957	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1957	Front Exp: N		


Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 8,968
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Lake	Restrict:
Construction: Block; Concrete	View: Lake	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services:
Flooring: Terrazzo Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area: Dining-Living	Cooling: Electric	Terms Considered: Cash; Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: Concrete Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info: Handyman; Sold As-Is		
Rooms: Laundry-Util/Closet		
Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Ground		
Dining Area: Dining-Living		
Window Treatments: Blinds; Drapes; Jalousie; Sliding		
Maintenance Fee Incl:		
Equip/Appl Included: Dryer; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool:		
Parking: Carport - Attached; Covered; Driveway		
Lot Description: < 1/4 Acre; Paved Road		
Subdiv. Amenities: Boating		
Exterior Features: Custom Lighting; Deck; Room for Pool		
Interior Features:		

Directions: Oakland Park Blvd to the A1A then south to 18th Street.
Public Remarks: 2/2 Cottage on beautiful, private, LONG LAKE, in BIRCH PARK BEACH, LAS OLAS BY THE SEA, FORT LAUDERDALE'S most sought after area directly across from the OCEAN (A1A). This PROPERTY IS BEING SOLD FOR LAND VALUE. NATURAL GAS hook-up. At the end of a cul-de-sac, it's private and secluded. KAYAK on the Lake from the property down to Sunrise Blvd. May consider a 2 year note with \$500,000.00 cash down. Only a 1 minute walk to the NEWLY RENOVATED BEACH/OCEAN. Lifeguards on duty. AS-IS. EASY KNOCK DOWN, BUILD WHAT YOU WANT. ALL OFFERS WILL BE CONSIDERED. L@@@K!! REDUCED \$50,000.00 MOTIVATED SELLER. CALL LISTING AGENT. MOTIVATED SELLER!!!
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Residential Customer Report

Address: 3301 NE 14th Court, Fort Lauderdale, FL 33304



MLS#: FX-10041414

St: Active

List Price: \$1,350,000

Area: 3160
Geo Area: FBEA
County: Broward
Parcel ID: 494331010160
Subdivision: Las Olas By The Sea
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 557.39
Waterfront: Yes
Waterfrontage: 100
Legal Desc: LAS OLAS BY THE SEA EXT 3-8 B LOT 11 BLK 8

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 3.1
Garage Spaces: 2
Ele School: Bayview
Middle School: Sunrise
High School: Fort Lauderdale

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,422
BD: 4
Baths - Total: 3.1

SqFt - Total: 2,878
FB: 3
Year Built: 1954

Guest Hse:
Baths - Half: 1
Front Exp: E

Yr Blt: 1954
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Trl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2015
Taxes: 23,315
Special Assmnt:

Design: < 4 Floors
Construction: Block; Concrete
Unit Desc:
Flooring: Tile
Furnished: Unfurnished
Dining Area:
Guest House:
Roof: Concrete Tile
Special Info:
Rooms:
Master Bedroom/Bath:
Dining Area:
Window Treatments: Blinds
Maintenance Fee Incl:
Equip/Appl Included: None
Private Pool:
Parking: Driveway; Garage - Attached
Lot Description: 1/4 to 1/2 Acre
Subdiv. Amenities: Street Lights
Exterior Features: Fence
Interior Features:

Waterfront Details: Mangrove
View:
Private Pool:
Security:
Membership:
Cooling: Central; Electric
Heating: Central; Electric
Utilities: Cable; Public Sewer; Public Water

Restrict: Lease OK; None
HOPA: No Hopa
Boat Services:
Guest House:
Taxes:
Terms Considered: Conventional
Mobile Features:

Directions:
Public Remarks: Welcome to Las Olas by the Sea! Estate Sale. Cul-de-sac lot totaling over 14,000 square feet situated only a short walk to Fort Lauderdale Beach. Property is nestled adjacent to a nature preserve yielding unprecedented privacy. Pedestrian-friendly A1A boardwalk stretches for miles connecting to a multitude of beach-side shops, restaurants, and parks. Wonderful opportunity to rehab or redevelop and make it your own Castle in the Sand!

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Residential Customer Report

Address: 3114 NE 23rd Court, Fort Lauderdale, FL 33305



Area: 3160
Geo Area: FBEA
County: Broward
Parcel ID: 494330021390
Subdivision: DOLPHIN ISLES
Development Name: DOLPHIN ISLES
Model Name:
Lot Dimensions:
List Price Sqft: 435.68
Waterfront: Yes
Waterfrontage: 30
Legal Desc: LAUDERDALE BEACH EXT 27-48 B LOT 9 LESS BEG AT SE COR,N 5, W 50,SW 39.5,SWLY 59.33 TO SW/L LOT 9,SE 28.3 TO MOST SLY COR
Short Sale: No

MLS#: FX-10075537

St: Active
List Price: \$1,199,000
Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2
Ele School: Bayview
Middle School: Sunrise
High School: Fort Lauderdale

SqFt - Living: 2,752
BD: 3
Baths - Total: 2

SqFt - Total: 3,258
FB: 2
Year Built: 1963

Guest Hse:
Baths - Half:
Front Exp: NW

Yr Blt: 1963
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 13,481
Special Assmnt:

Design: Multi-Level
Construction: CBS
Unit Desc:
Flooring: Carpet; Tile; Wood Floor
Furnished: Unfurnished
Dining Area: Dining-Living; Snack Bar
Guest House:
Roof: Barrel
Special Info: Sold As-Is
Rooms: Family
Master Bedroom/Bath: Bidet; Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub
Dining Area: Dining-Living; Snack Bar
Window Treatments: Impact Glass
Maintenance Fee Incl:
Equip/Appl Included: Dishwasher; Dryer; Microwave; Range - Gas; Refrigerator; Washer
Private Pool: Inground
Parking: Drive - Circular; Garage - Attached
Lot Description: 1/4 to 1/2 Acre
Subdiv. Amenities:
Exterior Features: Custom Lighting
Interior Features: Built-in Shelves; Foyer; Split Bedroom; Walk-in Closet


Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access
View: Canal; Pool
Private Pool: Inground
Security:
Membership:
Cooling: Central
Heating: Central
Utilities: Cable; Public Sewer; Public Water

Restrict: Lease OK; None
HOPA: No Hopa
Boat Services: Private Dock; Lift
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Directions:
Public Remarks: Beautifully updated 3 bedroom 2 bath waterfront home in Dolphin Isles. Huge open living space. Oversize 15,000 sq foot lot offers big side yard. Great combo of privacy and great water views. Stunning kitchen w/ Subzero and gas cooking. All Hurricane Impact doors and windows. Newer roof. Great master-big walk in closet and large bath. New 12,000 lb boat lift! Stunning views! A/C 1 year. Bayview Elementary school district. Walk to Fort Lauderdale beach! Super wide canal. Close to beach and Birch park.

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Residential Customer Report

Address: 3115 NE 27th Street, Fort Lauderdale, FL 33308		MLS#: FX-10092489	St: Active	List Price: \$1,250,000
	Area: 3160		Type: Single Family Detached	
	Geo Area: FBFA		Lot Dimensions:	
	County: Broward		Type: Single Family Detached	
	Parcel ID: 494330030570		Dock:	
	Subdivision: Lauderdale Beach Ext		Private Pool: Yes	
	Development Name:		Baths - Total: 3	
	Model Name:		Garage Spaces: 2	
	Lot Dimensions:			
	List Price Sqft: 400.77			
	Waterfront: Yes			
Waterfrontage: 40				
Legal Desc: LAUDERDALE BEACH EXT UNIT B 29-22 B LOT 4 BLK 21				
Short Sale: No		Short Sale Add:		REO: No

SqFt - Living: 3,119	SqFt - Total: 3,119	Guest Hse:	Yr Blt: 1998	Pool Size: 15x30
BD: 4	FB: 3	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1998	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 5,898
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Intracoastal	Restrict: None
Construction: Block; Concrete	View: Intracoastal	HOPA: No Hopa
Unit Desc:	Private Pool: Autoclean; Pool Size (W x L): 15x30	Boat Services: Private Dock; Lift
Flooring: Carpet; Ceramic Tile; Wood Floor	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area:	Cooling: Ceiling Fan; Central; Zoned	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: S-Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info:		
Rooms: Den/Office; Florida; Laundry-Util/Closet		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Fire Alarm; Ice Maker; Microwave; Refrigerator; Smoke Detector; Wall Oven; Washer		
Private Pool: Autoclean; Pool Size (W x L): 15x30		
Parking: Drive - Circular		
Lot Description: 1/4 to 1/2 Acre; Public Road		
Subdiv. Amenities:		
Exterior Features: Auto Sprinkler; Awnings		
Interior Features: Bar; Custom Mirror; Laundry Tub; Split Bedroom; Walk-in Closet		

Directions:

Public Remarks: Magnificent Home & Location for Boater & Beach lover*4 Bdrm, 3 bath, over-sized pool & 2.5 car garage*Offers Best of Fort Lauderdale: 40' protected intracoastal frontage, dock, boat lift, & PWC lift*Walking distance to Beach, Shooters, Bokampers, shops, & minutes to Las Olas & LBTS. *1/3 acre, manicured, corner lot*Complete renovation in 2000 & recent updates*Triple-split floor plan w/ 2 kitchens perfect for Multi-gen family, Seasonal home, or VRBO. [Zoned R-15 Multi-unit Res*Redevelopment Potential]

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Residential Customer Report

Address: 3301 NE 16th Court, Fort Lauderdale, FL 33305

MLS#: AX-10366098

St: Active

List Price: \$1,995,000



Area: 3160
Geo Area: FBFA
County: Broward
Parcel ID: 494331020120
Subdivision: LAS OLAS BY THE SEA EXT
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 611.4
Waterfront: Yes
Waterfrontage: 150
Legal Description: LAS OLAS BY THE SEA EXT

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3.1
Garage Spaces: 2
Ele School: Bayview
Middle School: Sunrise
High School: Fort Lauderdale

Legal Desc: LAS OLAS BY THE SEA EXT 7-25 B LOT 13 BLK 12

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 3,263
BD: 4
Baths - Total: 3.1

SqFt - Total: 4,059
FB: 3
Year Built: 1967

Guest Hse:
Baths - Half: 1
Front Exp: E

Yr Blt: 1967
Yr Blt Des: Resale

Pool Size: 15X30
Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 19,976
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Marble; Other
Furnished:
Dining Area:
Guest House:
Roof: S-Tile
Special Info:
Rooms:

Waterfront Details: River
View: River
Private Pool: Inground; Pool Size (W x L): 15X30
Security:
Membership:
Cooling: Central
Heating: Central
Utilities: Public Sewer; Public Water

Restrict: Lease OK
HOPA: Yes-Unverified
Boat Services:
Guest House:
Taxes: No Homestead
Terms Considered: Cash; Conventional
Mobile Features:

Master Bedroom/Bath: Mstr Bdrm - Ground

Dining Area:

Window Treatments:

Maintenance Fee Incl:
Equip/Appl Included: Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Washer
Private Pool: Inground; Pool Size (W x L): 15X30

Parking: Driveway

Lot Description: < 1/4 Acre

Subdiv. Amenities:

Exterior Features:

Interior Features: Split Bedroom

Directions:

Public Remarks: Best value home in the beautiful neighborhood of Las Olas by the Sea. Spacious three bedroom, two and a half bath main house with a one bedroom one bath guest house and two car garage. Desirable floor plan and beautifully updated throughout, the home features exposed wood beams, split bedroom layout, oversized master bedroom with pool and river views, gourmet kitchen with quartzite countertops and stainless steel appliances. The serene backyard boasts tropical landscaping surrounded by a mosquito misting system, a courtyard, screened patio, sunbathing deck, a free forming pool, a spa and plenty of room for outdoor dining and entertaining. Truly a must see.

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Residential Customer Report

Address: 3301 NE 15th Street, Fort Lauderdale, FL 33304 MLS#: AX-10339731 St: Active List Price: \$1,100,000



Area: 3160
Geo Area: FBEA
County: Broward
Parcel ID: 494331010311
Subdivision: Birch Park Beach
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 313.48
Waterfront: Yes
Waterfrontage: 80

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 3
Garage Spaces:
Ele School: Bayview

Legal Desc: LAS OLAS BY THE SEA EXT 3-8 B LOT 12 BLK 9
Short Sale: No

Short Sale Add: REO: No

SqFt - Living: 3,509	SqFt - Total: 3,772	Guest Hse:	Yr Blt: 1959	Pool Size:
BD: 4	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1959	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly): 4.17	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 4,655
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Lagoon	Restrict:
Construction: CBS	View: Lagoon	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services:
Flooring: Tile; Wood Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead; Other Exemption
Dining Area: Formal	Cooling: Ceiling Fan; Central	Terms Considered: Cash; Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: Tar/Gravel	Utilities: Cable; Public Sewer; Public Water	
Special Info: Sold As-Is		
Rooms: Laundry-Util/Closet		
Master Bedroom/Bath: Mstr Bdrm - Upstairs; Separate Shower; Separate Tub		
Dining Area: Formal		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Wall Oven; Washer; Water Heater - Elec		
Private Pool:		
Parking: Driveway		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Auto Sprinkler; Deck; Screen Porch		
Interior Features: Bar; Fireplace(s); Laundry Tub; Pantry		

Directions: North from Sunrise Blvd on A1A to 15th St., left to end house on the cul-d-sac. South on A1A from Oakland Park Blvd to finger roads across from the beach.
Public Remarks: LOCATION, LOCATION, LOCATION - STEPS FROM THE ATLANTIC OCEAN AND BACKS UP TO BIRCH STATE PARK LAGOON. This home has only had two owners. Unique floorplan with great entertaining area with bar and fireplace, sub-zero fridge. Three bedrooms upstairs and one down. Screened patio off family room with deck on top off the master bedroom. This is an estate sale in probate with closing to take place when settled. Should be concluded by the first of the year, possibility sooner if under contract. Lot size not warranted, from BCPA. Make this home your dream home!
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Residential Customer Report

Address: 3300 NE 17th Court, Fort Lauderdale, FL 33305

MLS#: FX-10088750

St: Active

List Price: \$1,749,000



Area: 3160
Geo Area: FBFA
County: Broward
Parcel ID: 494331020410
Subdivision: Las Olas By The Sea Ext 7
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 463.43
Waterfront: Yes
Waterfrontage: 148
Legal Desc: LAS OLAS BY THE SEA EX

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 4
Garage Spaces: 2
Ele School: Bayview
Middle School: Sunrise
High School: Fort Lauderdale

Legal Desc: LAS OLAS BY THE SEA EXT 7-25 B LOT 13 BLK 14

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 3,774
BD: 4
Baths - Total: 4

SqFt - Total: 4,476
FB: 4
Year Built: 1976

Guest Hse:
Baths - Half:
Front Exp: E

Yr Blt: 1976
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 13,582
Special Assmnt:

Design: <4 Floors
Construction: CBS; Frame
Unit Desc:
Flooring: Carpet; Other
Furnished:
Dining Area: Formal
Guest House:
Roof: Mansard
Special Info:
Rooms: Den/Office
Master Bedroom/Bath: 2 M
Dining Area: Formal
Window Treatments:
Maintenance Fee Incl:
Equip/Apppl Included: Dishw
Private Park: Heated; Ingro
Pool: Covered; Driveway
Lot Description: East of US
Subdiv. Amenities:

Waterfront Details: Lagoon
View: Lagoon
Private Pool: Heated; Inground
Security:
Membership:
Cooling: Central; Electric
Heating: Central; Electric
Utilities: Public Sewer; Public Water

Restrict:
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Exterior Features: Auto Sprinkler; Open Porch

Interior Features: Split Bedroom; Volume Ceiling

Directions: A1A North of Sunrise Blvd to NE 17th Ct, West to end of street.

Public Remarks: Nestled between Birch State Park & the Atlantic Ocean, this rare beach residence is a peaceful "Old Florida" tropical paradise set alongside a secluded nature preserve & fresh water lagoon! Unique 2-story home offers a huge "great room" with soaring ceilings & three over-sized master bedroom suites. Amazing 2nd story balcony & roof top terrace look down onto the park-like setting with heated pool/patio area. This one-of-a-kind property allows you to enjoy nature while still living the beach lifestyle!

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Residential Customer Report

Address: 1956 S Ocean Lane 16, Fort Lauderdale, FL 33316 MLS#: FX-10082817 St: Active List Price: \$595,000



Area: 3170
Geo Area: FBEA
County: Broward
Parcel ID: 504213NY0130
Subdivision: La Coquina Inc.
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 635.68
Waterfront: Yes
Waterfrontage:
Legal Desc: LA COQUINA CO-OP UNIT 16
Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

SqFt - Living: 936	SqFt - Total: 936	Guest Hse:	Yr Blt: 1958	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1958	Front Exp: E		

Bldg #:	Governing Bodies: Co-Op	Membership Fee Amount:	Serial #:
Total Floors/Stories: 4	Land Lease: 0	HOA/POA/COA (Monthly): 896.67	Tax Year: 2016
Total Units in Bldg: 32	Recreation Lease: 0		Taxes: 7,602
Ttl Units in Complex: 2	Min Days to Lease: 90	Brand Name:	Special Assmnt:
Unit Floor #: 2	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design: Courtyard	Waterfront Details: Oceanfront	Restrict: Daily Rentals; Lease OK w/Restrict; Maximum # Vehicles
Construction: CBS	View: Garden; Ocean	HOPA: No Hopa
Unit Desc: Corner; Exterior Catwalk	Private Pool: Heated	Boat Services:
Flooring: Ceramic Tile	Security: Entry Phone; Fence; Security Patrol	Guest House:
Furnished: Unfurnished	Membership:	Taxes: No Homestead
Dining Area: Dining-Living	Cooling: Central	Terms Considered: Cash
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities: Cable	
Special Info: Sold As-Is		
Rooms: Glass Porch		
Master Bedroom/Bath: Combo Tub/Shower		
Dining Area: Dining-Living		
Window Treatments: Blinds; Plantation Shutters		
Maintenance Fee Incl: Common Areas; Insurance-Other; Laundry Facilities; Lawn Care; Legal/Accounting; Maintenance-Exterior; Manager; Parking; Pool Service; Recrtnal Facility; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Range - Electric; Smoke Detector; Washer		
Private Pool: Heated		
Parking: Assigned; Covered; Garage - Detached; Guest		
Lot Description:		
Subdiv. Amenities: Clubhouse; Common Laundry; Elevator; Extra Storage; Picnic Area; Pool; Shuffleboard; Street Lights		
Exterior Features: Open Balcony		
Interior Features: Upstairs Living Area; Walk-in Closet		

Directions: A1A to Mayan Dr. East to Ocean Dr. South to Grace Dr. East to Ocean Ln South - La Coquina on the left
Public Remarks: Oceanfront apartment on pristine private beach in Fort Lauderdale. Tastefully remodeled with new kitchen and new floors all through. Impact windows and doors in the building. Large private balcony with a view of the beach and the parade of ships entering Port Everglades. Great location, so close to Fort Lauderdale's entertainment hub and yet private and secluded. Beautifully kept building, on site Manager. Cash purchase only. Seasonal rent allowed with restrictions.
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Residential Customer Report

Address: 2000 S Ocean Lane 5, Fort Lauderdale, FL 33316

MLS#: FX-10064411

St: Active

List Price: \$499,000



Area: 3170
Geo Area: FBEA
County: Broward
Parcel ID: 504213NV0050
Subdivision: Orleans Chateau & Villas
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 494.06
Waterfront: Yes
Waterfrontage:
Legal Desc: Orleans Chateau & Villas Co-op Unit 5

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,010	SqFt - Total:	Guest Hse:	Yr Blt: 1955	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1955	Front Exp:		

Bldg #:	Governing Bodies: Co-Op	Membership Fee Amount:	Serial #:
Total Floors/Stories: 2	Land Lease: 0	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 6,946
Ttl Units in Complex:	Min Days to Lease: 60	Brand Name:	Special Assmnt:
Unit Floor #: 1	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Oceanfront	Restrict: No Lease
Construction: Block; Concrete	View:	HOPA: No Hopa
Unit Desc: Garden Apartment	Private Pool: Heated	Boat Services:
Flooring: Carpet; Other	Security: Entry Phone	Guest House:
Furnished:	Membership:	Taxes:
Dining Area: Dining-Living; Snack Bar	Cooling: Central	Terms Considered: Cash
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities: Cable	
Special Info: Sold As-Is		
Rooms:		
Master Bedroom/Bath: Combo Tub/Shower		
Dining Area: Dining-Living; Snack Bar		
Window Treatments: Bay Window		
Maintenance Fee Incl: Common Areas; Lawn Care; Maintenance-Exterior; Manager; Parking; Pest Control; Pool Service; Recrtnal Facility; Roof Maintenance; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator		
Private Pool: Heated		
Parking: Assigned; Guest		
Lot Description:		
Subdiv. Amenities: Clubhouse; Community Room		
Exterior Features: Open Balcony; Shutters		
Interior Features: Split Bedroom		

Directions: 17th St. to Mayan Dr. east to Ocean Dr. south to Grace Drive and east to Ocean Lane.

Public Remarks: Fabulous Ocean View on the sand. Spacious 2 bedroom, 2 bath unit. Heated pool with community room.. Assigned carport parking. Lovely patio overlooking beach and ocean. Hurricane windows and shutters.Widest Ft. Lauderdale beach and watch the ships sail from Port Everglades. Ten minutes from Ft. LauderdaleInternational Airport, across bridge from great shops and restaurants and minutes to Las Olas and GalleriaCo-op allows a maximum of 2 cats as pets.

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Residential Customer Report

Address: 2000 S Ocean Lane 2, Fort Lauderdale, FL 33316

MLS#: FX-10056638

St: Active

List Price: \$565,000



Area: 3170
Geo Area: FBEA
County: Broward
Parcel ID: 504213NV0020
Subdivision: Orleans Chateau & Villas
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 559.41
Waterfront: Yes
Waterfrontage:

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: ORLEANS CHATEAU & VILLAS CO-OP UNIT 2

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,010

BD: 2

Baths - Total: 2

SqFt - Total:

FB: 2

Year Built: 1954

Guest Hse:

Baths - Half:

Front Exp: E

Yr Blt: 1954

Yr Blt Des: New Construction

Pool Size:

Pets Allowed: Yes

Bldg #:

Total Floors/Stories: 2

Total Units in Bldg: 38

Ttl Units in Complex:

Unit Floor #: 1

Governing Bodies: Co-Op

Land Lease: 0

Recreation Lease: 0

Min Days to Lease: 1

Application Fee:

Membership Fee Amount:

HOA/POA/COA (Monthly):

Brand Name:

Mobile Home Size:

Decal #:

Serial #:

Tax Year: 2016

Taxes: 6,699

Special Assmnt:

Design:

Construction: Block; Concrete

Unit Desc: Corner; Garden Apartment

Flooring: Tile

Furnished: Unfurnished

Dining Area: Dining-Living; Snack Bar

Guest House:

Roof:

Special Info:

Rooms: Storage

Master Bedroom/Bath: Mstr Bdrm - Ground

Dining Area: Dining-Living; Snack Bar

Window Treatments: Picture; Plantation Shutters

Maintenance Fee Incl: Common Areas; Insurance-Other; Laundry Facilities; Lawn Care; Maintenance-Exterior; Manager; Parking; Pool Service; Recrtl Facility; Reserve Funds; Sewer; Trash Removal; Water

Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer

Private Pool: Heated

Parking: Assigned; Carport - Detached; Covered; Guest

Lot Description:

Subdiv. Amenities: Clubhouse; Common Laundry; Elevator; Exercise Room; Extra Storage; Picnic Area; Pool; Shuffleboard; Street Lights

Exterior Features: Wrap Porch

Interior Features: Entry Lvl Lvng Area

Waterfront Details: Oceanfront

View: Garden; Ocean

Private Pool: Heated

Security: Entry Phone; Fence

Membership:

Cooling: Ceiling Fan; Central; Electric

Heating: Central; Electric

Utilities: Cable

Restrict: Lease OK; Lease OK w/Restrict; Other

HOPA: No Hopa

Boat Services:

Guest House:

Taxes: No Homestead

Terms Considered: Conventional

Mobile Features:

Directions: A1A to Mayan Drive, east to South Ocean Drive, south to Grace Drive, east to South Ocean Lane, South to Orleans Chateau and Villas.

Public Remarks: Small, beautiful and tranquil best describe this complex on Fort Lauderdale's most pristine, wide sandy beach! A large wrap around patio at this corner unit affords unobstructed views of the Atlantic Ocean and manicured gardens. A fabulous renovation including impact windows and doors, flooring, kitchen and baths. Just completed updates to the heated pool area and club house. Walk to the jetties and watch the departing cruise ships! Close proximity to the airport, downtown and shops. You'll be wowed!

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Residential Customer Report

Address: 1700 SE 25th Avenue, Fort Lauderdale, FL 33316

MLS#: FX-10034616


St: Active

List Price: \$1,299,000



Area: 3170
Geo Area: FBEA
County: Broward
Parcel ID: 504213080690
Subdivision: Harbor Beach Ext 31-13 B
Development Name: Harbour Inlet
Model Name:
Lot Dimensions: 0.3196 acres
List Price Sqft: 630.89
Waterfront: Yes
Waterfrontage: 165
Legal Desc: HARBOR BEACH EXTENSION 31-13 B LOT 60


Type: Single Family Detached
Lot Dimensions: 0.3196 acres
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2

		Short Sale: No		Short Sale Add:		REO: No	
Master Bedroom		13x16	X	Kitchen		14x16	X
Bedroom 2		12.4x	X	Dining Area		16.7x	X
Bedroom 3		12.2x	X	Family Room		16.6x	X
SqFt - Living: 2,059		SqFt - Total: 2,348	Guest Hse:	Yr Blt: 1956		Pool Size: 15x35	
BD: 3		FB: 2	Baths - Half:	Yr Blt Des: Resale		Pets Allowed: Yes	
Baths - Total: 2		Year Built: 1956	Front Exp: S				

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2015
Total Units in Bldg:	Recreation Lease:		Taxes: 17,932
TRI Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: Ranch	Waterfront Details: Interior Canal; One Bridge; Point Lot; Canal Width 121+	Restrict: None
Construction: Block; Concrete	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 15x35	Boat Services: Private Dock; Dock Available; Lift; Hoist/Davit
Flooring: Tile; Wood Floor; Other	Security:	Guest House:
Furnished: Furniture Negotiable; Unfurnished	Membership:	Taxes: No Homestead
Dining Area: Dining-Living; Snack Bar	Cooling: Ceiling Fan; Central; Paddle Fans	Terms Considered: Conventional
Guest House:	Heating:	Mobile Features:
Roof: Flat Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info: Sold As-Is		
Rooms: Great; Laundry-Util/Closet		
Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Ground; Whirlpool Spa		
Dining Area: Dining-Living; Snack Bar		
Window Treatments: Bay Window; Blinds; Double Hung Metal		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Gas; Refrigerator; Washer; Water Heater - Elec		
Private Pool: Inground; Pool Size (W x L): 15x35		
Parking: Driveway; Garage - Attached; Street		
Lot Description: East of US-1; Cul-De-Sac; Public Road		
Subdiv. Amenities: Street Lights		
Exterior Features: Custom Lighting; Fence		
Interior Features: Bar; Built-in Shelves; Closet Cabinets; Ctldr/Vault Ceilings; Foyer; Split Bedroom; Walk-in Closet		
Directions: Take SE 17th Street east over the bridge at first traffic light turn on (Harbour Inlet Drive)directly across from Pier 66 Hotel & Marina, proceed thru gate end of street, make a left on Barbara Drive, to second cross street make left on Marietta Drive.		
Public Remarks: Renovated Harbour Inlet Beach home on 165' waterfront , interior point lot with spectacular waterways views night & day. Split floor plan, Living area is open to foyer, dining, bar & kitchen. French doors open to the patio & pool for entertaining. Florida lifestyle home that offers room for boats, kayaks, paddle boards, easy access to ocean & inlet. ! Fixed Bridge. Turn key! Seller's family expanding wants to sell now! Furnishings negotiable!		
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Residential Customer Report

<div>Address: 2613 Barbara Drive, Fort Lauderdale, FL 33316</div> <div></div>		<div>MLS#: FX-10094787</div> <div>St: Active</div> <div>List Price: \$1,645,000</div>							
<div>Area: 3170</div> <div>Geo Area: FBEA</div> <div>County: Broward</div> <div>Parcel ID: 504213080280</div> <div>Subdivision: Harbor Beach Ext 31-13 B</div> <div>Development Name: Harbour Inlet</div> <div>Model Name:</div> <div>Lot Dimensions: 12,000</div> <div>List Price Sqft: 633.18</div> <div>Waterfront: Yes</div> <div>Waterfrontage: 80</div> <div>Legal Desc: HARBOR BEACH EXTENSION 31-13 B LOT 19</div>		<div>Type: Single Family Detached</div> <div>Lot Dimensions: 12,000</div> <div>Type: Single Family Detached</div> <div>Dock:</div> <div>Private Pool: Yes</div> <div>Baths - Total: 3</div> <div>Garage Spaces: 2</div> <div>Ele School: Harbordale</div> <div>Middle School: Sunrise</div> <div>High School: Fort Lauderdale</div>							
Short Sale: No		Short Sale Add:		REO: No					
<div>SqFt - Living: 2,598</div> <div>BD: 3</div> <div>Baths - Total: 3</div>		<div>SqFt - Total: 3,172</div> <div>FB: 3</div> <div>Year Built: 1957</div>		<div>Guest Hse:</div> <div>Baths - Half:</div> <div>Front Exp: S</div>		<div>Yr Blt: 1957</div> <div>Yr Blt Des: Resale</div>		<div>Pool Size: 15x30</div> <div>Pets Allowed: Yes</div>	
<div>Bldg #:</div> <div>Total Floors/Stories:</div> <div>Total Units in Bldg:</div> <div>Ttl Units in Complex:</div> <div>Unit Floor #:</div>		<div>Governing Bodies:</div> <div>Land Lease:</div> <div>Recreation Lease:</div> <div>Min Days to Lease:</div> <div>Application Fee:</div>		<div>Membership Fee Amount:</div> <div>HOA/POA/COA (Monthly):</div> <div>Brand Name:</div> <div>Mobile Home Size:</div> <div>Decal #:</div>		<div>Serial #:</div> <div>Tax Year: 2016</div> <div>Taxes: 15,429</div> <div>Special Assmnt:</div>			
<div>Design: Ranch</div> <div>Construction: CBS; Frame/Stucco</div> <div>Unit Desc:</div> <div>Flooring: Carpet; Marble; Wood Floor</div> <div>Furnished: Furniture Negotiable</div> <div>Dining Area: Dining-Living; Eat-In Kitchen; Formal</div> <div>Guest House:</div> <div>Roof: Comp Rolled; Comp Shingle</div> <div>Special Info:</div> <div>Rooms: Great; Laundry-Util/Closet; Maid/In-Law</div> <div>Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub</div> <div>Dining Area: Dining-Living; Eat-In Kitchen; Formal</div> <div>Window Treatments: Casement; Impact Glass; Plantation Shutters</div> <div>Maintenance Fee Incl:</div> <div>Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Gas; Washer</div> <div>Private Pool: Freeform; Heated; Inground; Solar Heat; Pool Size (W x L): 15x30</div> <div>Parking: Driveway; Garage - Attached</div> <div>Lot Description: 1/4 to 1/2 Acre; Paved Road</div> <div>Subdiv. Amenities: Sidewalks; Street Lights</div> <div>Exterior Features: Auto Sprinkler; Awnings; Custom Lighting; Fence</div> <div>Interior Features: Built-in Shelves; Closet Cabinets; Split Bedroom; Walk-in Closet</div>		<div>Waterfront Details: Interior Canal; Ocean Access; One Bridge; Canal Width 1 - 80</div> <div>View: Canal; Pool</div> <div>Private Pool: Freeform; Heated; Inground; Solar Heat; Pool Size (W x L): 15x30</div> <div>Security:</div> <div>Membership:</div> <div>Cooling: Ceiling Fan; Central; Electric</div> <div>Heating: Central; Electric</div> <div>Utilities: Cable; Public Sewer; Public Water</div>		<div>Restrict: None</div> <div>HOPA: No Hopa</div> <div>Boat Services: Private Dock; Lift</div> <div>Guest House:</div> <div>Taxes: Homestead</div> <div>Terms Considered: Conventional</div> <div>Mobile Features:</div>					
<div>Directions: 95 TO DAVIE BLVD. EAST TO US1, SOUTH TO SE 17TH ST., EAST TO SE 23RD AVE., SOUTH TO BARBARA DR., EAST TO PROPERTY ON THE LEFT. 2613 BARBARA DRIVE.</div> <div>Public Remarks: SPECTACULAR RESORT-STYLE ESTATE ON 80' OF WATER IN SOUGHT AFTER HARBOUR INLET! TOTALLY RENOVATED TURNKEY GATED PARADISE AVAILABLE IMMEDIATELY. AWE-INSPIRING DESIGN/DETAIL, WALK 5 MINS TO BEACH, BIKE TO LAS OLAS, GREAT SCHOOLS & SHOPPING MAKE THIS A TROPHY! INTERIOR OFFERS HARDWOOD FLOORS, GOURMET KITCHEN, SERENE MASTER RETREAT, VAST SPACE TO ENTERTAIN. EXTERIOR FEATURES OVERSIZE LOT, GEORGE KEEN DESIGN, IMPACT GLASS, PEBBLETECH POOL,HUGE DOCK W/ 10# BOATLIFT, PRIVATE COURTYARD. THE LIST GOES ON & ON!!</div>									
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Residential Customer Report

Address: 1800 SE 25th Avenue (marietta), Fort Lauderdale, FL 33316

MLS#: FX-10048354

St: Active

List Price: \$1,199,000



Area: 3170
Geo Area: FBFA
County: Broward
Parcel ID: 504213080770
Subdivision: Harbor Beach Ext 31-13 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 461.15
Waterfront: Yes
Waterfrontage: 80

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3.1
Garage Spaces:

Legal Desc: HARBOR BEACH EXTENSION 31-13 B LOT 68

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,600
BD: 4
Baths - Total: 3.1

SqFt - Total: 3,000
FB: 3
Year Built: 1955

Guest Hse:
Baths - Half: 1
Front Exp: W

Yr Blt: 1955
Yr Blt Des: Resale

Pool Size: 20x30
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2015
Taxes: 7,772
Special Assmnt:

Design: Ranch
Construction: Block; Concrete
Unit Desc:
Flooring: Carpet; Ceramic Tile
Furnished: Unfurnished
Dining Area: Formal
Guest House: 1 Bath; 1 Bedrooms
Roof: Barrel
Special Info:
Rooms: Family

Waterfront Details: Fixed Bridges; Ocean Access; Seawall; Canal Width 81 - 120
View: Canal; Pool
Private Pool: Inground; Pool Size (W x L): 20x30
Security:
Membership:
Cooling: Central; Electric; Wall-Win A/C
Heating: Central; Electric; Window/Wall
Utilities: Public Sewer; Public Water

Restrict: None
HOPA: No Hopa
Boat Services: Private Dock
Guest House: 1 Bath; 1 Bedrooms
Taxes: Homestead
Terms Considered: Conventional; VA
Mobile Features:

Master Bedroom/Bath: Mstr Bdrm - Ground; Separate Shower; Separate Tub; Whirlpool Spa

Dining Area: Formal
Windows: Treatments:

Window Treatments:
Maintenance Fee Incl:

Maintenance Fee Incl:
Equip/Apppl Included:

Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Refrigerator; Washer; Water Heater - Elec
Private Pool: Inground; Pool Size (W x L): 20x30

Parking: Carport - Attached: Driveway

Lot Description: 1/4 to 1/2 Acre

Subdiv. Amenities: Boating

Exterior Features: Auto Sp

Interior Features:

Directions: This ho

Public Remarks: This house is what Waterfront living is all about. Rarely available property in one of Ft. Lauderdale's Nicest Neighborhoods. Open floor plan looks onto the pool and wide canal. Large lot

bridge. House and pool built on pilings. Pool recently diamond bright resurfaced. Mother-in-law suite with separate entrance. Newer kitchen. Lots of entertaining space. New Appliances.

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Residential Customer Report

Address: 1798 SE 25th Avenue, Fort Lauderdale, FL 33316

MLS#: FX-10059622

St: Active

List Price: \$1,375,000



Area: 3170
Geo Area: FBEA
County: Broward
Parcel ID: 504213080760
Subdivision: Harbor Beach Ext 31-13 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 401.58
Waterfront: Yes
Waterfrontage: 80
Legal Desc: HARBOR BEACH EXTENSION 31-13 B LOT 67

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 4
Garage Spaces: 2
Ele School: Harbordale
Middle School: Sunrise
High School: Fort Lauderdale

SqFt - Living: 3,424	SqFt - Total: 4,090	Guest Hse:	Yr Blt: 1957	Pool Size: 30x15
BD: 3	FB: 4	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 4	Year Built: 1957	Front Exp: W		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 9,862
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; Ocean Access; One Bridge; Canal Width 1 - 80	Restrict:
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Autoclean; Equipment Included; Inground; Pool Size (W x L): 30x15	Boat Services: Private Dock
Flooring: Marble; Tile	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area:	Cooling: Ceiling Fan; Central	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: S-Tile	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Convertible Bedroom; Family; Florida		
Master Bedroom/Bath: Mstr Bdrm - Ground; Mstr Bdrm - Sitting; Separate Shower; Separate Tub		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer		
Private Pool: Autoclean; Equipment Included; Inground; Pool Size (W x L): 30x15		
Parking: Drive - Circular; Garage - Attached		
Lot Description: 1/4 to 1/2 Acre		
Subdiv. Amenities:		
Exterior Features: Deck		
Interior Features: Foyer; Split Bedroom; Volume Ceiling; Walk-in Closet		

Directions: 17th Street East of Bridge bear Right at the Church. Then go South on SE 23rd. Avenue to Barbara Drive, then go West to SE 25th Avenue. Go North to 1798 on East side.
Public Remarks: Boater's Dream Home in prestigious Harbor Beach situated on the 'best water' that Fort Lauderdale has to offer. Minutes to Port Everglades inlet with restaurants, fuel, paddle-boarding, fishing, cruising and services all at your immediate disposal by water. Walking distance to the beach and short drive to FTL Intl Airport and Las Olas.Remodeled in 2002 with huge master bedroom and spectacular walk-in closet. Owners are ready to sell, and they are inviting serious offers!
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Residential Customer Report

Address: 1835S Sout S Ocean Drive, Fort Lauderdale, FL 33316

MLS#: AX-10358871

St: Active

List Price: \$790,000



Area: 3170
Geo Area: FBEA
County: Broward
Parcel ID: 504213080410
Subdivision: Harbour Inlet
Development Name:
Model Name:
Lot Dimensions: 14800
List Price Sqft: 119.7
Waterfront: Yes
Waterfrontage: 130
Legal Desc: HARBOR BEACH EXTENSION 31-13 B LOT 32

Type: Single Family Detached
Lot Dimensions: 14800
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 6.1
Garage Spaces: 2

Short Sale Add:

REO: No

SqFt - Living: 6,600
BD: 6
Baths - Total: 6.1

SqFt - Total: 6,600
FB: 6
Year Built: 2018

Guest Hse:
Baths - Half: 1
Front Exp: S

Yr Blt: 2018
Yr Blt Des: New Construction

Pool Size: 10x20
Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 10,100
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Other
Furnished:
Dining Area: Eat-In Kitchen; Formal
Guest House: 1 Bath; 1 Bedrooms
Roof: Flat Tile
Special Info: Corporate Owned; Survey
Rooms: Den/Office; Media
Master Bedroom/Bath: Mstr Bdrmm - Sitting; Mstr Bdrmm - Upstairs
Dining Area: Eat-In Kitchen; Formal
Window Treatments:
Maintenance Fee Incl:
Equip/App'l Included: Dishwasher; Dryer; Water Heater - Elec
Private Pool: Inground; Pool Size (W x L): 10x20
Parking: Driveway; Garage - Attached
Lot Description: 1/4 to 1/2 Acre
Subdiv. Amenities:

Waterfront Details: Canal Width 1 - 80
View: Canal
Private Pool: Inground; Pool Size (W x L): 10x20
Security:
Membership:
Cooling: Central
Heating: No Heat
Utilities: Public Sewer; Public Water

Restrict:
HOPA: Yes-Unverified
Boat Services: Private Dock
Guest House: 1 Bath; 1 Bedrooms
Taxes:
Terms Considered: Cash; Conventional
Mobile Features:

Exterior Features: Auto Sprinkler; Custom Lighting; Deck; Fence; Outdoor Shower
Interior Features: Closet Cabinets; Cook Island; Custom Mirror; French Door; Walk-in Closet

Directions:
Public Remarks: PRICE REFLECTS VACANT LAND. Oversized Waterfront Lot Ready to Develop in PRIME Residential Location: Located in the Highly Desirable Beachfront Community of Harbor Inlet: Home to the Famous Lago Mar Beach Club with membership available for residents of the community- A Rare Opportunity to Develop a Single Family Home in a community with Multi Million dollar Price Points. Features 140 Linear Feet of Seawall. Grace River Canal has direct access to Intracoastal and Ocean with One Fixed Bridge of 9-10 FT Clearance. Huge Double Lot has the Potential of Lot Subdivision and Development of Two Single Family Homes. RS-8 Single Family Zoning Allows for a Main Structure and a Subsidiary Structure with flexible building options and up to 35 Feet Height.

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Residential Customer Report

Address: 2401 SE 12th Street, Fort Lauderdale, FL 33062

MLS#: FX-10084740

St: Active

List Price: \$660,000



Area: 3234
Geo Area: NUS1
County: Broward
Parcel ID: 494306170430
Subdivision: POMPANO SHORES SEC B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 439.71
Waterfront: Yes
Waterfrontage: 70
Legal Desc: POMPANO SHORES SEC B
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces:

Short Sale Add:

REO: Yes

SqFt - Living: 1,501
BD: 2
Baths - Total: 2

SqFt - Total: 1,501
FB: 2
Year Built: 1957

Guest Hse:
Baths - Half:
Front Exp: S

Yr Blt: 1957
Yr Blt Des: Resale

Pool Size: 14X14
Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2012
Taxes: 10,555
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Tile; Wood Floor
Furnished:
Dining Area: Dining-Living
Guest House:
Roof: Flat Tile
Special Info: Sold As-Is
Rooms: Great
Master Bedroom/Bath:
Dining Area: Dining-Living
Window Treatments:
Maintenance Fee Incl:
Equip/App'l Included: Dishwasher; Disposal; Ice Maker; Microwave; Range - Electric; Refrigerator
Private Pool: Heated; Inground; Pool Size (W x L): 14X14
Parking: Driveway
Lot Description: 1/4 to 1/2 Acre
Subdiv. Amenities:
Exterior Features: Auto Sprinkler; Custom Lighting; Fence; Shutters
Interior Features: Cook Island; French Door; Pantry; Split Bedroom

Waterfront Details: No Fixed Bridges
View: Canal
Private Pool: Heated; Inground; Pool Size (W x L): 14X14
Security:
Membership:
Cooling: Ceiling Fan; Central
Heating: Central
Utilities: Cable; Public Sewer; Public Water

Restrict:
HOPA: No Hopa
Boat Services:
Guest House:
Taxes:
Terms Considered: Conventional
Mobile Features:

Directions: GO SOUTH ON US1 FROM ATLANTIC, GO EAST ON SE 12TH STREET. EAST TO PROPERTY

Public Remarks: 70 ft on deep water with a wading pool and great bar area, home has been updated, The garage has been converted into a 3rd bedroom or could be used as a office.

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Residential Customer Report

Address: 3120 NE 57th Street, Fort Lauderdale, FL 33308

MLS#: FX-10092141

St: Active

List Price: \$939,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494307071060
Subdivision: The Landings Second Sec 5
Development Name: The Landings
Model Name:
Lot Dimensions:
List Price Sqft: 573.96
Waterfront: Yes
Waterfrontage: 85
Legal Desc: THE LANDINGS SECOND SEC 56-37 B LOT 33 BLK 11
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2

Short Sale Add:

REO: No

SqFt - Living: 1,636	SqFt - Total: 2,334	Guest Hse:	Yr Blt: 1963	Pool Size: 30x10
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1963	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2015
Total Units in Bldg:	Recreation Lease:		Taxes: 13,708
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors; Ranch	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width 81 - 120	Restrict: None
Construction: Block; CBS; Concrete	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Autoclean; Child Gate; Equipment Included; Inground; Pool Size (W x L): 30x10	Boat Services: Private Dock
Flooring: Tile	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Breakfast Area; Dining-Living; Eat-In Kitchen	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Flat Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info: Survey		

Rooms: Attic; Den/Office; Family; Great; Laundry-Util/Closet
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground
Dining Area: Breakfast Area; Dining-Living; Eat-In Kitchen
Window Treatments: Bay Window; Blinds; Drapes
Maintenance Fee Incl:
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Purifier; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec
Private Pool: Autoclean; Child Gate; Equipment Included; Inground; Pool Size (W x L): 30x10
Parking: Driveway; Garage - Attached
Lot Description: < 1/4 Acre
Subdiv. Amenities: Boating; Street Lights
Exterior Features: Auto Sprinkler; Custom Lighting; Extra Building; Fence; Fruit Tree(s); Outdoor Shower; Shed
Interior Features: Bar; Built-in Shelves; Foyer; Walk-in Closet

Directions: From Commercial Blvd. go north on Bayview to 57th Street.
Public Remarks: This is the best lot in the popular Landings neighborhood in NE Fort Lauderdale. Awesome 85 ft dock on an protected canal with southern exposure, unrestricted ocean access & no fixed bridges. Buy this house for your boat and enjoy the comforts of an Old Florida home with tastefully updated flooring, kitchen and baths. The location is excellent on a cul-de-sac with easy access to the beach, dining and shopping. Walk or ride your bike to Lauderdale-by-the-Sea. Full 2 car garage and separate laundry room.

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Residential Customer Report

Address: 5211 Bayview Drive, Fort Lauderdale, FL 33308

MLS#: FX-10058155

St: Active

List Price: \$725,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494213122540
Subdivision: The Landings
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 441
Waterfront: Yes
Waterfrontage: 100

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2
Ele School: Mcnab
Middle School: Pompano B.Middle
High School: Northeast

Legal Desc: THE LANDINGS FIRST SEC 56-4 B LOT 43 BLK 17

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,644	SqFt - Total: 2,141	Guest Hse:	Yr Blt: 1966	Pool Size: 14x28
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1966	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 13,308
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	


Design: < 4 Floors	Waterfront Details: Fixed Bridges; Intracoastal	Restrict: None
Construction: CBS	View: Intracoastal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 14x28	Boat Services: Private Dock; Lift
Flooring: Carpet; Tile; Wood Floor	Security:	Guest House:
Furnished:	Membership:	Taxes:
Dining Area: Dining Family; Dining-Living	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Flat Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info: Sold As-Is		
Rooms: Family		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area: Dining Family; Dining-Living		
Window Treatments: Single Hung Metal		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool: Inground; Pool Size (W x L): 14x28		
Parking: Drive - Circular; Driveway; Garage - Attached		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Custom Lighting; Fence		
Interior Features: Foyer; Stack Bedrooms; Walk-in Closet		

Directions:

Public Remarks: This property located on prestigious Bayview Drive offers an open floor plan and intracoastal water views w/ private dock in your own backyard. Wood laminate in main living areas and the glass sliders throughout offer bright natural light. Recently appraised for \$810,000 (Please see attached appraisal). Roof is original. This property is waiting for you to call it home.

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Residential Customer Report

	Address: 3100 NE 56th Court, Fort Lauderdale, FL 33308		MLS#: FX-10073670		St: Active	List Price: \$1,299,999
	Area: 3240 Geo Area: FTNE County: Broward Parcel ID: 494213120040 Subdivision: The Landings First Sec 56 Development Name: The Landings Model Name: Lot Dimensions: 80 ft x 110 ft List Price Sqft: 667.35 Waterfront: Yes Waterfrontage: 80 Legal Desc: THE LANDINGS FIRST SEC 56-4 B LOT 4 BLK 11		Type: Single Family Detached Lot Dimensions: 80 ft x 110 ft Type: Single Family Detached Dock: Private Pool: Yes Baths - Total: 2 Garage Spaces: 2 Middle School: Rickards			
	Short Sale: No		Short Sale Add:		REO: No	
	SqFt - Living: 1,948 BD: 3 Baths - Total: 2		SqFt - Total: 2,432 FB: 2 Year Built: 1963		Guest Hse: Baths - Half: Front Exp: N	
			Yr Blt: 1963 Yr Blt Des: Resale		Pool Size: 25X38 Pets Allowed: Yes	
	Bldg #: Total Floors/Stories: Total Units in Bldg: Ttl Units in Complex: Unit Floor #:		Governing Bodies: Land Lease: Recreation Lease: Min Days to Lease: Application Fee:		Membership Fee Amount: HOA/POA/COA (Monthly): Brand Name: Mobile Home Size: Decal #:	
	Design: < 4 Floors Construction: Block; Concrete Unit Desc: Flooring: Ceramic Tile; Marble Furnished: Dining Area: Dining-Living Guest House: Roof: Concrete Tile; S-Tile Special Info: Sold As-Is Rooms: Laundry-Util/Closet Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground; Mstr Bdrm - Sitting; Separate Shower; Separate Tub Dining Area: Dining-Living Window Treatments: Impact Glass; Picture Maintenance Fee Incl: Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Fire Alarm; Ice Maker; Microwave; Range - Gas; Refrigerator; Washer; Water Heater - Elec Private Pool: Heated; Inground; Pool Size (W x L): 25X38 Parking: Covered; Drive - Circular; Garage - Attached Lot Description: East of US-1; < 1/4 Acre Subdiv. Amenities: Boating Exterior Features: Auto Sprinkler; Built-in Grill; Custom Lighting; Deck Interior Features: Closet Cabinets; Walk-in Closet		Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Seawall View: Canal; Intracoastal Private Pool: Heated; Inground; Pool Size (W x L): 25X38 Security: Membership: Cooling: Ceiling Fan; Central; Ridge Vent Heating: Central; Electric Utilities: Cable; Public Sewer; Public Water		Restrict: Lease OK; None HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: Terms Considered: Conventional; VA Mobile Features:	
	Directions: Take Commercial Blvd East and turn North on Bayview Drive. Turn Right on NE 56th Ct.					
	Public Remarks: Waterfront dream in The Landings! Meticulously renovated 3/2 house with pool on 80 ft of deep water for your yacht. Unique open floor plan features a spectacular great room open to the kitchen with serene water views from almost every room. This is the perfect house for entertaining. New impact windows, beautiful Jerusalem travertine floors and new baths make this house seem like new construction. Over \$110,000 in renovations. See the unique contemporary design of this gem before it's gone!					
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Residential Customer Report

Address: 2791 NE 57th Street, Fort Lauderdale, FL 33308 MLS#: FX-10051171 St: Active List Price: \$825,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494212050500
Subdivision: Lake Estates 42-1 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 422.64
Waterfront: Yes
Waterfrontage: 80
Legal Desc: LAKE ESTATES 42-1 B LOT 17 BLK 2

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2
Ele School: Mcnab
High School: Northeast

SqFt - Living: 1,952	SqFt - Total: 2,870	Guest Hse:	Yr Blt: 1964	Pool Size: 28x14
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1964	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 12,845
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: Ranch	Waterfront Details: Interior Canal; Ocean Access; One Bridge; Canal Width 81 - 120	Restrict: Lease OK
Construction: Block; Concrete	View: Canal; Garden; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 28x14	Boat Services: Private Dock
Flooring: Tile; Vinyl Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area: Formal; Snack Bar	Cooling: Ceiling Fan; Central	Terms Considered: Conventional
Guest House:	Heating: Heat Pump-Reverse	Mobile Features:
Roof: S-Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info: Sold As-Is		

Rooms: Laundry-Util/Closet
Master Bedroom/Bath: Mstr Bdrm - Ground
Dining Area: Formal; Snack Bar
Window Treatments: Blinds
Maintenance Fee Incl:
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec
Private Pool: Inground; Pool Size (W x L): 28x14
Parking: Covered; Driveway; Garage - Attached
Lot Description: < 1/4 Acre
Subdiv. Amenities:
Exterior Features: Fence; Shutters
Interior Features: Laundry Tub; Split Bedroom

Directions: From US 1 make a right onto NE 57 St and continue to property at 2791 on left.
Public Remarks: Beautiful waterfront, ocean access, pool home located on cul de sac in quiet neighborhood between US 1 & Bayview Dr. This updated home boasts a new kitchen-wooden cabinets, counters, stainless steel appliances, two new bathrooms, new flooring, new windows/shutters, newer tile roof, new stamped concrete driveway, new 2 car garage door, new 400 amp electric service & new 80' dock with 10,000# boat lift. The kitchen, dining, living & 2 bedrooms have doors to the pool/patio and views of the water.

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Residential Customer Report

Address: 2831 NE 55th Street, Fort Lauderdale, FL 33308

MLS#: FX-10067228

St: Active

List Price: \$868,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494213121480
Subdivision: The Landings First Sec 56
Development Name: The Landings
Model Name:
Lot Dimensions: 9255
List Price Sqft: 411.57
Waterfront: Yes
Waterfrontage: 85

Type: Single Family Detached
Lot Dimensions: 9255
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 4
Garage Spaces: 2
Ele School: Bayview

Legal Desc: THE LANDINGS FIRST SEC 56-4 B LOT 7 BLK 16

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,109	SqFt - Total: 2,934	Guest Hse:	Yr Blt: 1967	Pool Size: 15X30
BD: 3	FB: 4	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 4	Year Built: 1967	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 10,121
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: One Bridge; Canal Width 1 - 80	Restrict: None
Construction: Block; CBS; Concrete	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Solar Heat; Pool Size (W x L): 15X30	Boat Services: Private Dock
Flooring: Carpet; Tile	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Breakfast Area; Dining/Kitchen; Eat-In Kitchen	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Conventional; FHA; VA
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Barrel	Utilities: Cable; Public Sewer; Public Water	
Special Info: Sold As-Is		
Rooms: Den/Office; Family; Laundry-Util/Closet		
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub		
Dining Area: Breakfast Area; Dining/Kitchen; Eat-In Kitchen		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec		
Private Pool: Inground; Solar Heat; Pool Size (W x L): 15X30		
Parking: Drive - Circular; Garage - Attached		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Awnings; Extra Building; Shed; Shutters		
Interior Features: Built-in Shelves; Fireplace(s); Foyer; Stack Bedrooms		

Directions: N FEDERAL HWY - E ON 55 ST - 7TH HOUSE ON LEFT AFTER 55 ST BRIDGE
Public Remarks: Meticulously Maintained 3Bed/4Bth Pool Home W/2-Car Garage & Boat Dock on 85 FT of Water in The Landings! Upgraded Kitchen W/Granite Counters & Custom Cabinets W/Adtl Built-Ins In Dining Area Adding Tons of Extra Storage! Large Master Suite W/French Doors to Access Pool Area. Private Guest Bedroom W/Ensuite Bath. Recently Painted Interior & Exterior AND Re-Sealed Roof -- Home Features Accordion Shutters Thru-Out, Security System, Propane Powered Generator, New Pool, A/C & Solar Pool Heater!

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Residential Customer Report

Address: 5590 NE 31st Avenue, Fort Lauderdale, FL 33308

MLS#: FX-10064038

St: Active

List Price: \$1,390,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494213120450
Subdivision: The Landings First Sec 56
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 618.6
Waterfront: Yes
Waterfrontage: 85
Legal Desc: THE LANDINGS FIRST SEC 56-4 B LOT 34 BLK 12

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,247	SqFt - Total: 3,315	Guest Hse:	Yr Blt: 1963	Pool Size: 450sf
BD: 3	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1963	Front Exp: W		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 19,747
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors; Other Arch	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width	Restrict: None; Other
Construction: Block; CBS; Concrete; Other	81 - 120	HOPA: No Hopa
Unit Desc:	View: Canal	Boat Services: Private Dock
Flooring: Marble; Tile; Other	Private Pool: Freeform; Heated; Inground; Pool Size (W x L): 450sf	Guest House:
Furnished:	Security:	Taxes: City/County; Other Exemption
Dining Area: Dining Family; Dining-Living; Snack Bar	Membership:	Terms Considered: Conventional
Guest House:	Cooling: Central	Mobile Features:
Roof: Flat Tile	Heating: Central	
Special Info: Foreign Seller; Sold As-Is	Utilities: Public Sewer; Public Water	

Rooms: Den/Office; Family; Great; Laundry-Util/Closet
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground; Mstr Bdrm - Sitting
Dining Area: Dining Family; Dining-Living; Snack Bar
Window Treatments: Blinds
Maintenance Fee Incl:
Equip/Appl Included: Auto Garage Open; Dishwasher; Dryer; Fire Alarm; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec
Private Pool: Freeform; Heated; Inground; Pool Size (W x L): 450sf
Parking: Drive - Circular; Driveway; Garage - Attached
Lot Description: 1/4 to 1/2 Acre
Subdiv. Amenities: Boating; Street Lights
Exterior Features: Auto Sprinkler; Custom Lighting; Deck; Fence; Open Porch; Shutters
Interior Features: Built-in Shelves; Foyer; Split Bedroom; Walk-in Closet

Directions: Take Bayview between Commercial & Federal Highway. East on NE 55th Place which turns into NE 31st Avenue, residence is on the corner.
Public Remarks: Looking for deep water with room to expand or a play area for children & pets? Located on a quiet & tucked away isle, surrounded by multi-million dollar properties this delightful residence is situated on an unusually large & valuable property with over 13,400+/- sf. The extremely private yard offers beautiful views on a wider canal. Well presented residence with open great room & marble floors. Updated & bright kitchen. Split bedroom plan with updated bathrooms. Indoor laundry room. Covered loggia.

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Residential Customer Report

Address: 2730 NE 57th Street, Fort Lauderdale, FL 33308 MLS#: RX-10378219 St: Active List Price: \$979,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 4942 12 05 0380
Subdivision: LAKE ESTATES
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 433.38
Waterfront: Yes
Waterfrontage: 80
Legal Desc: LAKE ESTATES 42-1 B LOT 5 BLK 2
Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2

Short Sale: No Short Sale Add: No REO: No

Master Bedroom			26	X	14	Living Room			26	X	41	Kitchen			11	X	22
SqFt - Living: 2,259			SqFt - Total: 2,750			Guest Hse:			Yr Blt: 1968			Pool Size:					
BD: 3			FB: 3			Baths - Half: 0			Yr Blt Des: Resale			Pets Allowed: Yes					
Baths - Total: 3			Year Built: 1968			Front Exp: N											

Bldg #:	Governing Bodies: None	Membership Fee Amount:	Serial #:
Total Floors/Stories: 1	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 13,972.5
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt: No
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal	Restrict: None
Construction: Concrete	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Heated; Inground; Salt Water	Boat Services:
Flooring: Marble; Wood Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: City/County
Dining Area:	Cooling: Central	Terms Considered: Cash; Conventional
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: None		
Master Bedroom/Bath: Separate Shower		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec		
Private Pool: Heated; Inground; Salt Water		
Parking: Garage - Attached		
Lot Description:		
Subdiv. Amenities: None		
Exterior Features: Auto Sprinkler; Built-in Grill; Covered Patio		
Interior Features: Built-in Shelves; Walk-in Closet		

Directions: From Commercial Blvd go East from I-95. Turn North on US-1. Turn east on NE 57th Street. The house is on the south side.
Public Remarks: Make sure you bring your clients to this very charming waterfront house in the wonderful exclusive neighborhood of Fort Lauderdale known as The Landings! Not only does this 2,750 square foot, 3 bedrooms and 3 full bathrooms, house have a great location (pool faces south), but the view from the living room and kitchen is spectacular. The kitchen windows open to conveniently serve as a bar area with seating, and there's a separate alfresco dining area that's shaded by an overhang and equipped with a fully functional outdoors kitchen, which includes a built-in BBQ grill, refrigerator, and sink. You'll also appreciate lavish architectural touches throughout, including dramatic 18 x 18 inch Saturnia marble tiles in the kitchen and living room, authentic oak flooring in all three bedrooms.

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Residential Customer Report

Address: 3020 NE 58th Street, Fort Lauderdale, FL 33308

MLS#: FX-10081203

St: Active

List Price: \$1,350,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494307070600
Subdivision: The Landings Second Sec 5
Development Name: The Landings
Model Name: Waterfront Pool Home
Lot Dimensions: 85x110
List Price Sqft: 586.19
Waterfront: Yes
Waterfrontage: 85

Type: Single Family Detached
Lot Dimensions: 85x110
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2
Ele School: Mcnab
Middle School: Pompano B.Middle
High School: Northeast

Legal Desc: THE LANDINGS SECOND SEC 56-37 B LOT 29 BLK 10

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	18	X	16	Living Room	30	X	18	Dining Room	18	X	12	Kitchen	16	X	12
Bedroom 2	14	X	12									Family Room	16	X	12
Bedroom 3	14	X	11												

SqFt - Living: 2,303	SqFt - Total: 2,748	Guest Hse:	Yr Blt: 1965	Pool Size: 15X30
BD: 3	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1965	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount: 0	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 8,297
TRI Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: No Fixed Bridges; Ocean Access; Canal Width 1 - 80	Restrict: None
Construction: CBS	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Autoclean; Equipment Included; Heated; Inground; Pool Size (W x L): 15X30	Boat Services: Lift; Boat Lock
Flooring: Tile; Wood Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Formal; Snack Bar	Cooling: Ceiling Fan; Central	Terms Considered: Conventional; FHA
Guest House:	Heating: Central	Mobile Features:
Roof: S-Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info: Sold As-Is		

Rooms: Den/Office; Family; Util-Garage
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground
Dining Area: Formal; Snack Bar
Window Treatments: Blinds; Drapes
Maintenance Fee Incl:
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec
Private Pool: Autoclean; Equipment Included; Heated; Inground; Pool Size (W x L): 15X30
Parking: Driveway; Garage - Attached
Lot Description: < 1/4 Acre; Public Road
Subdiv. Amenities:
Exterior Features: Auto Sprinkler; Built-in Grill; Custom Lighting; Deck; Fence
Interior Features: Built-in Shelves; Closet Cabinets; Foyer; Split Bedroom; Walk-in Closet
Directions: Bayview Drive to NE 58th St - house on right.
Public Remarks: Magnificent waterfront 3 bed, 3 bath, pool home w/ 85' frontage. Interior w/ handcrafted wood cabinetry & built in's, tile & engineered wood flooring, Corian kitchen counters & newer appliances. Recessed lighting, crown moldings, custom finishes & features throughout. Lighted, lush, tropical, private oasis w/ amazing outdoor living/entertaining spaces. Summer kitchen, heated pool, hot tub off master, boat lift w/new 13,000 motor, elec & water at dock, whole home generator & more. Meticulously maintained.

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Residential Customer Report

Address: 2820 NE 59th Court, Fort Lauderdale, FL 33308

MLS#: FX-10040230

St: Active

List Price: \$695,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494212060450
Subdivision: Lake Estates Add 42-26 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 299.31
Waterfront: Yes
Waterfrontage: 85
Legal Desc: LAKE ESTATES ADD 42-26 B LOT 4 BLK 7

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2
Ele School: Mcnab

SqFt - Living: 2,322		SqFt - Total: 2,322		Guest Hse:		Yr Blt: 1973		Pool Size: 15X30	
BD: 3		FB: 2		Baths - Half:		Yr Blt Des: Resale		Pets Allowed: No	
Baths - Total: 2		Year Built: 1973		Front Exp: N					

Bldg #:		Governing Bodies:		Membership Fee Amount:		Serial #:	
Total Floors/Stories:		Land Lease:		HOA/POA/COA (Monthly):		Tax Year: 2015	
Total Units in Bldg:		Recreation Lease:				Taxes: 4,760	
Ttl Units in Complex:		Min Days to Lease:		Brand Name:		Special Assmnt:	
Unit Floor #:		Application Fee:		Mobile Home Size:			
				Decal #:			

Design: < 4 Floors	Waterfront Details: Fixed Bridges; Interior Canal; Navigable; Ocean Access	Restrict:
Construction: Block; Concrete	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 15X30	Boat Services: Private Dock
Flooring: Ceramic Tile	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area: Breakfast Area; Formal; Snack Bar	Cooling: Ceiling Fan; Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: S-Tile	Utilities: Public Sewer; Public Water	
Special Info: Sold As-Is		
Rooms: Family		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area: Breakfast Area; Formal; Snack Bar		
Window Treatments: Plantation Shutters		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool: Inground; Pool Size (W x L): 15X30		
Parking: Driveway		
Lot Description: < 1/4 Acre; Paved Road; Public Road		
Subdiv. Amenities:		
Exterior Features: Screen Porch		
Interior Features:		

Directions: COMMERCIAL BLVD TO BAYVIEW DRIVE NORTH TO 59 ST, WEST TO NE 28 AVE, EAST ON 59 CT TO CUL-DE-SAC
Public Remarks: CUSTOM BUILT, WATERFRONT/POOL HOME. 85' FEET ON OCEAN ACCESS CANAL. LOCATED ON DESIRABLE SOUTH SIDE ON QUIET CUL DE SAC. SPLIT BEDROOM FLOORPLAN. CUSTOM UPDATES INCLUDE NEWER KITCHEN WITH GRANITE COUNTERTOPS. UPDATED BATHROOMS. CERAMIC TILE FLOORS. FRESHLY PAINTED, KNOCK DOWN CEILINGS, NEW INTERIOR DOORS, NEW BASEBOARDS. SPACIOUS SCREENED PATIO OVERLOOKING SPARKLING POOL AND WATERWAY. MOVE IN READY. DON'T MISS THIS ONE. BEST BUY IN AREA.

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Residential Customer Report

Address: 5621 Bayview Drive, Fort Lauderdale, FL 33308

MLS#: FX-10076052

St: Active

List Price: \$949,900



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494212051050
Subdivision: LANDINGS
Development Name:
Model Name:
Lot Dimensions: 8796
List Price Sqft: 404.56
Waterfront: Yes
Waterfrontage: 80
Legal Desc: LAKE ESTATES 42-1 B LOT 25 BLK 5

Type: Single Family Detached
Lot Dimensions: 8796
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,348
BD: 3
Baths - Total: 3

SqFt - Total: 2,764
FB: 3
Year Built: 1971

Guest Hse:
Baths - Half:
Front Exp: W

Yr Blt: 1971
Yr Blt Des: Resale

Pool Size: 15x34
Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 7,708
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Tile
Furnished:
Dining Area:
Guest House:
Roof: Concrete Tile
Special Info:
Rooms: Laundry-Util/Closet
Master Bedroom/Bath:
Dining Area:
Window Treatments:
Maintenance Fee Incl:
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Range - Electric; Refrigerator; Washer; Water Heater - Elec
Private Pool: Inground; Pool Size (W x L): 15x34
Parking: Drive - Circular
Lot Description: < 1/4 Acre
Subdiv. Amenities:
Exterior Features:
Interior Features: Ctdrl/Vault Ceilings

Waterfront Details: Fixed Bridges; Interior Canal
View: Canal
Private Pool: Inground; Pool Size (W x L): 15x34
Security:
Membership:
Cooling: Ceiling Fan; Central
Heating: Central
Utilities: Public Sewer; Public Water

Restrict:
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Directions: HOUSE IS LOCATED ON WEST SIDE OF BAYVIEW DRIVE BETWEEN EAST COMMERCIAL AND 62ND STREET.
Public Remarks: Great Landings location. Close to the beach and restaurants. Enjoy the beautiful water views from the master bedroom, great room, living room and kitchen. Great pool area with lots of room for entertaining leading down to a nice dock on the water. House is very open and bright, and has great potential.

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Residential Customer Report

Address: 5230 NE 26th Avenue, Fort Lauderdale, FL 33308

MLS#: FX-10089662

St: Active

List Price: \$850,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494213080490
Subdivision: Golf Estates 43-26 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 332.03
Waterfront: Yes
Waterfrontage: 85
Legal Desc: GOLF ESTATES 43-2

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2.1
Garage Spaces: 2
Ele School: Mcnab
Middle School: Pompano B.Middle
High School: Northeast

Legal Desc: GOLF ESTATES 43-26 B LOT 3 BLK 5

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,560
BD: 3
Baths - Total: 2.1

SqFt - Total: 3,048
FB: 2
Year Built: 1966

Guest Hse:
Baths - Half: 1
Front Exp: W

Yr Blt: 1966
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Serial #:
Tax Year: 2016
Taxes: 11,719
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Ceramic Tile
Furnished: Unfurnished
Dining Area: Formal; Snack Bar
Guest House:
Roof: Barrel
Special Info: Title Insurance
Rooms: Family; Laundry-Util/Closet
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground
Dining Area: Formal; Snack Bar
Window Treatments: Casement
Maintenance Fee Inc:
Equip/Apppl Included: Auto Garage Open; Dishwasher; I
Private Pool:
Parking: Drive - Circular; Garage - Attached
Lot Description: < 1/4 Acre
Subdiv. Amenities:
Exterior Features: Deck; Open Porch; Shutters
Interior Features: Laundry Tub; Split Bedroom

Waterfront Details: Interior Canal; One Bridge; Seawall
View: Canal
Private Pool:
Security:
Membership:
Cooling: Ceiling Fan; Central; Electric
Heating: Central; Electric
Utilities: Cable; Public Sewer; Public Water

Restrict:
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes:
Terms Considered: Conventional
Mobile Features:

Directions: Federal Highway north of Commercial Blvd. to NE 55 St (Landings Entry), turn east to 2nd street (26 Ave), turn right . House on the left side.

Public Remarks: This spacious home is situated on a quiet street looking out on wide turning basin in highly sought after Landings area. Renovated kitchen boasts stainless steel appliances and granite counters overlooking a large family room. Covered patio with wide water views. Plenty of space for a pool. Seawall 1 year old. Hurricane impact windows in front and rear of house. Split bedroom plan and separate laundry room. Minutes to the beach, shopping, restaurants, banks and downtown. Come see!

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Residential Customer Report

Address: 5311 NE 33rd Avenue, Fort Lauderdale, FL 33308

MLS#: FX-10093426

St: Active

List Price: \$1,500,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494213120750
Subdivision: The Landings First Sec 56
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 577.37
Waterfront: Yes
Waterfrontage: 85
Legal Desc: THE LANDINGS FIRST SEC 56-4 B LOT 24 BLK 13
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2

SqFt - Living: 2,598	SqFt - Total: 4,005	Guest Hse:	Yr Blt: 1965	Pool Size: 26X15
BD: 3	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 3	Year Built: 1965	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 13,991
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	


Design: < 4 Floors; Ranch Construction: Block; Concrete; Frame/Stucco Unit Desc: Flooring: Carpet; Ceramic Tile; Marble; Wood Floor Furnished: Unfurnished Dining Area: Breakfast Area; Dining Family; Dining-Living Guest House: Roof: Slate Special Info: Rooms: Den/Office; Family; Laundry-Util/Closet Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub; Whirlpool Spa Dining Area: Breakfast Area; Dining Family; Dining-Living Window Treatments: Plantation Shutters; Verticals Maintenance Fee Incl: Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Hookup; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec Private Pool: Autoclean; Equipment Included; Heated; Pool Size (W x L): 26X15 Parking: Drive - Circular; Garage - Attached Lot Description: 1/4 to 1/2 Acre; Paved Road Subdiv. Amenities: Street Lights Exterior Features: Auto Sprinkler; Awnings; Built-in Grill; Custom Lighting; Fence; Open Porch Interior Features: Bar; Built-in Shelves; Cook Island; Stack Bedrooms; Walk-in Closet; Wet Bar	Waterfront Details: Interior Canal; No Fixed Bridges; Seawall; Canal Width 1 - 80 View: Canal Private Pool: Autoclean; Equipment Included; Heated; Pool Size (W x L): 26X15 Security: Membership: Oth Membership Avlbl Cooling: Ceiling Fan; Central; Electric Heating: Central; Electric Utilities: Public Sewer; Public Water	Restrict: HOPA: No Hopa Boat Services: Dock Available Guest House: Taxes: Homestead Terms Considered: Conventional Mobile Features:
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Directions: commercial blvd. to north on Bayview. THEN east on ne 55th place, left on 31st ave to 33rd ave

Public Remarks: Stunning 3 bedroom 3 bath ranch located in the desirable location of the " Landings ". This incredible home has every bell and whistle to make resort living your own. SUB ZERO and DECOR appliancesThe living/dining area is huge, the kitchen family room is great for entertaining. Almost everything has been recently upgraded with tasteful choices.This home is turnkey.The dock/seawall was recently replaced, and the outdoor kitchen is just 2 years old w/an icemaker and refrigerator. Pool with waterfall.


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Residential Customer Report

<div><div></div><div><div>Area: 3240 Geo Area: FTNE County: Broward Parcel ID: 494213122430 Subdivision: The Landings First Sec 56 Development Name: Model Name: Lot Dimensions: List Price Sqft: 335.12 Waterfront: Yes Waterfrontage: 88 Legal Desc: THE LANDINGS FIRST SEC 56-4 B LOT 32 BLK 17</div><div>Short Sale: No</div></div></div> <div><div>MLS#: FX-10079127</div><div>St: Active</div><div>List Price: \$875,000</div></div>	
<div><div>SqFt - Living: 2,611 BD: 4 Baths - Total: 3</div><div>SqFt - Total: 3,126 FB: 3 Year Built: 1966</div><div>Guest Hse: Baths - Half: Front Exp: E</div><div>Yr Blt: 1966 Yr Blt Des: Resale</div><div>Pool Size: 30x15 Pets Allowed: No</div></div>	
<div><div>Bldg #: Total Floors/Stories: Total Units in Bldg: Ttl Units in Complex: Unit Floor #:</div><div>Governing Bodies: Land Lease: Recreation Lease: Min Days to Lease: Application Fee:</div><div>Membership Fee Amount: HOA/POA/COA (Monthly): Brand Name: Mobile Home Size: Decal #:</div><div>Serial #: Tax Year: 2016 Taxes: 13,276 Special Assmnt:</div></div>	
<div><div>Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Tile Furnished: Unfurnished Dining Area: Dining-Living; Eat-In Kitchen Guest House: Roof: Flat Tile Special Info: Rooms: Master Bedroom/Bath: Mstr Bdrm - Ground Dining Area: Dining-Living; Eat-In Kitchen Window Treatments: Maintenance Fee Incl: Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer Private Pool: Inground; Pool Size (W x L): 30x15 Parking: Drive - Circular; Garage - Attached Lot Description: < 1/4 Acre; Paved Road; Public Road Subdiv. Amenities: Exterior Features: Awnings Interior Features: Built-In Shelves; Pantry</div><div>Waterfront Details: Fixed Bridges; Ocean Access View: Pool Private Pool: Inground; Pool Size (W x L): 30x15 Security: Membership: Cooling: Central Heating: Central Utilities: Public Sewer; Public Water</div><div>Restrict: Other HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: Terms Considered: Conventional; Owner Financing Mobile Features:</div></div>	
<div>Directions: Bayview Drive to NE 52nd, West on NE 52nd St, 1st Right onto NE 29th Ave, 3rd House on Left.</div> <div>Public Remarks: 4 Bedrooms, 3 Bath, 2 Car Garage, Pool, 2611 sq ft, Waterfront Home with Dock in the Landings. Updated, and Open Kitchen, Granite, Stainless Steel Appliances. Located on Quiet Street, and 1 Mile to the Beach.</div> <div>Information is deemed to be reliable, but is not guaranteed. © 2017 MLS and FBS. Prepared by Daniel S. Katz on Sunday, November 19, 2017 2:44 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.</div>	

Residential Customer Report

Address: 2810 NE 60th Street, Fort Lauderdale, FL 33308



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494212060120
Subdivision: Lake Estates
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 418.73
Waterfront: Yes
Waterfrontage: 0
Legal Desc: LAKE ESTATES ADD 42-26 B LOT 3 BLK 5A
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 4
Garage Spaces: 2

MLS#: FX-10087968

St: Active

List Price: \$1,100,000

SqFt - Living: 2,627
BD: 5
Baths - Total: 4

SqFt - Total: 3,294
FB: 4
Year Built: 1975

Guest Hse:
Baths - Half:
Front Exp: N

Yr Blt: 1975
Yr Blt Des: Resale

Pool Size: 25x15
Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
TU Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 14,519
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Tile; Wood Floor
Furnished:
Dining Area:
Guest House:
Roof: Flat Tile
Special Info:
Rooms: Family
Master Bedroom/Bath: Separate Shower; Separate Tub
Dining Area:
Window Treatments: Blinds; Drapes
Maintenance Fee Incl:
Equip/Appl Included: Dishwasher; Disposal; Dryer; Range - Electric; Refrigerator; Washer
Private Pool: Inground; Pool Size (W x L): 25x15
Parking: Drive - Circular; Garage - Attached
Lot Description: < 1/4 Acre
Subdiv. Amenities:
Exterior Features:
Interior Features: Fireplace(s); Pantry

Waterfront Details: Interior Canal
View: Canal; Pool
Private Pool: Inground; Pool Size (W x L): 25x15
Security:
Membership:
Cooling: Central
Heating: Central
Utilities: Public Sewer; Public Water

Restrict:
HOPA: No Hopa
Boat Services: Dock Available
Guest House:
Taxes: No Homestead
Terms Considered: FHA; VA
Mobile Features:

Directions:
Public Remarks: Bring your boat. Spectacular 5 bedrooms, 4 full bathrooms on a wide and deep canal that will include a 20ft. Dock completely updated...new everything. Porcelain tile, wood flooring in bedrooms and living room, New kitchen with stainless steel appliances. Remote controlled fans with lights in all bedrooms and family room. Beautiful pool next to canal. This is luxury living at its best. Nothing has been left out.

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Residential Customer Report

Address: 5150 Bayview, Fort Lauderdale, FL 33308

MLS#: FX-10089101

St: Active

List Price: \$1,899,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494213121000
Subdivision: The Landings First Sec 56
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 680.16
Waterfront: Yes
Waterfrontage: 203
Legal Desc: THE LANDINGS FIRST SEC 56-4 B LOT 1 BLK 15
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2

Short Sale Add:

REO: No

SqFt - Living: 2,792	SqFt - Total: 3,700	Guest Hse:	Yr Blt: 1966	Pool Size: 30X10
BD: 5	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1966	Front Exp: W		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 8,513
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: No Fixed Bridges; Ocean Access; Point Lot; Seawall	Restrict: Lease OK; None
Construction: Block; Concrete	View: Canal; Intracoastal	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 30X10	Boat Services: Private Dock
Flooring: Tile	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area:	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: Barrel	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Family; Maid/In-Law; Util-Garage		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Central Vacuum; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Washer		
Private Pool: Inground; Pool Size (W x L): 30X10		
Parking: Drive - Circular; Driveway		
Lot Description: 1/4 to 1/2 Acre		
Subdiv. Amenities:		
Exterior Features: Fence; Screen Porch		
Interior Features:		

Directions: take commercial east to Bayview. Make a left on bayview heading north and its the first property on the right!
Public Remarks: This absolutely rare stunning point lot in the prestigious Landings community is a sure fit for your new home! With over 203 feet of direct ocean access with no fixed bridges waterfront property. This home is sure to be the one! Full renovation or tear it down to make your custom home dreams come true. One of the largest lots available (12, 142) in this area, and accepting all offers. Large underground pool with brand new pool pump and impact doors installed, come take a look today!
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Residential Customer Report

Address: 5301 NE 33rd Avenue, Fort Lauderdale, FL 33308

MLS#: FX-10053873

St: Active

List Price: \$1,150,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494213120760
Subdivision: THE LANDINGS
Development Name: THE LANDINGS
Model Name:
Lot Dimensions:
List Price Sqft: 404.93
Waterfront: Yes
Waterfrontage: 85
Legal Desc: THE LANDINGS FIRST SEC 56-4 B LOT 25 BLK 13

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 4
Garage Spaces: 2

Short Sale: No		Short Sale Add:		REO: No
SqFt - Living: 2,840 BD: 3 Baths - Total: 4	SqFt - Total: 3,344 FB: 4 Year Built: 1965	Guest Hse: Baths - Half: Front Exp: E	Yr Blt: 1965 Yr Blt Des: Resale	Pool Size: Pets Allowed: Yes

Bldg #: Total Floors/Stories: Total Units in Bldg: Ttl Units in Complex: Unit Floor #:	Governing Bodies: Land Lease: Recreation Lease: Min Days to Lease: Application Fee:	Membership Fee Amount: HOA/POA/COA (Monthly): Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2016 Taxes: 10,699 Special Assmnt:
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Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Tile; Wood Floor Furnished: Dining Area: Dining-Living Guest House: Roof: S-Tile Special Info: Sold As-Is Rooms: Family Master Bedroom/Bath: Dining Area: Dining-Living Window Treatments: Maintenance Fee Incl: Equip/Appl Included: Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Washer Private Pool: Inground Parking: Driveway; RV/Boat Lot Description: < 1/4 Acre Subdiv. Amenities: Exterior Features: Custom Lighting; Fence; Outdoor Shower Interior Features: Bar; Built-in Shelves; Fireplace(s); Foyer; Stack Bedrooms; Walk-in Closet	Waterfront Details: No Fixed Bridges View: Canal; Pool Private Pool: Inground Security: Membership: Cooling: Central Heating: Central Utilities: Cable; Public Sewer; Public Water	Restrict: None HOPA: No Hopa Boat Services: Guest House: Taxes: Homestead; Other Exemption Terms Considered: Conventional Mobile Features:
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Directions:
Public Remarks: Waterfront 3 bedroom 4 bath home in The Landings tucked away on a quiet street. Features include two master suites, open and spacious living areas, fireplace in master and family room, bar, beautiful wood molding on windows and doors, updated kitchen, private heated pool and spa, expansive back patio and more! Seawall and dock NEW in 2016! Wide canal is protected from wakes and perfect for the avid boater. This home is a must see!

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Residential Customer Report

Address: 5340 NE 32nd Avenue, Fort Lauderdale, FL 33308

MLS#: FX-10062144

St: Active

List Price: \$1,250,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494213120600
Subdivision: The Landings First Sec 56
Development Name:
Model Name:
Lot Dimensions: 70x110x124x110
List Price Sqft: 421.16
Waterfront: Yes
Waterfrontage: 124

Legal Desc: THE LANDINGS FIRST SE
Short Sale: No

Type: Single Family Detached
Lot Dimensions: 70x110x124x110
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2

Short Sale Add:

REO: No

SqFt - Living: 2,968	SqFt - Total: 3,539	Guest Hse:	Yr Blt: 1967	Pool Size: 15x30
BD: 4	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 3	Year Built: 1967	Front Exp: W		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 10,186
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors; Other Arch	Waterfront Details: No Fixed Bridges; Ocean Access; Canal Width 121+	Restrict:
Construction: Block; Concrete	View: Canal; Other	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 15x30	Boat Services: Private Dock
Flooring: Carpet; Ceramic Tile	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area:	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: S-Tile	Utilities: Public Sewer; Public Water	
Special Info: Sold As-Is		
Rooms: Family		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer		
Private Pool: Inground; Pool Size (W x L): 15x30		
Parking: Driveway; Garage - Attached		
Lot Description: < 1/4 Acre		
Subdiv. Amenities: Boating		
Exterior Features: Open Porch		
Interior Features: Foyer; Split Bedroom		

Directions: Access from Bayview Drive from Federal Highway or Commercial Boulevard East. Bayview to NE 55th Place go East on NE 55 Place becomes NE 31st Avenue, go left onto NE 55th Street which then turns onto NE 32 Avenue. Residence is on the left.

Public Remarks: ATTENTION INVESTORS - SURROUNDED BY MULTI MILLION DOLLAR RESIDENCES! Rare & valuable 124 ft of deep water on large turning basin offers superb views & privacy on quiet tucked away isle with no through traffic. Prime for renovation, expansion or build to suit. Perfect for catamaran, large or multiple boats. Totally original residence on one of the largest properties in The Landings. The potential is limitless and the value is undeniably here for the investor or end user to create a very special residence

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Residential Customer Report

Address: 5251 NE 29th Avenue, Fort Lauderdale, FL 33308

MLS#: FX-10094363

St: Active

List Price: \$1,790,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494213122460
Subdivision: The Landings First Sec 56
Development Name: The Landings
Model Name:
Lot Dimensions:
List Price Sqft: 599.66
Waterfront: Yes
Waterfrontage: 260

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2
Ele School: Mcnab
Middle School: Rickards
High School: Northeast

Legal Desc: THE LANDINGS FIRST SEC 56-4 B LOT 35 BLK 17		Short Sale Add:		REO: No	
Short Sale: No					

SqFt - Living: 2,985	SqFt - Total: 4,202	Guest Hse:	Yr Blt: 1963	Pool Size: 15x20
BD: 3	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1963	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 20,426
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; Ocean Access; Seawall; Canal Width 1 - 80	Restrict: None
Construction: Block; Concrete	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Equipment Included; Inground; Pool Size (W x L): 15x20	Boat Services:
Flooring: Carpet; Wood Floor	Security:	Guest House:
Furnished:	Membership:	Taxes: No Homestead
Dining Area: Formal; Snack Bar	Cooling: Central	Terms Considered:
Guest House:	Heating: Central	Mobile Features:
Roof: Flat Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info:		
Rooms: Attic; Family; Laundry-Util/Closet		
Master Bedroom/Bath: Dual Sinks		
Dining Area: Formal; Snack Bar		
Window Treatments: Plantation Shutters		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec		
Private Pool: Equipment Included; Inground; Pool Size (W x L): 15x20		
Parking: Driveway		
Lot Description: East of US-1; 1/4 to 1/2 Acre; Cul-De-Sac; Paved Road		
Subdiv. Amenities:		
Exterior Features: Custom Lighting		
Interior Features: Closet Cabinets; French Door; Walk-in Closet		

Directions: Go north on Bayview Dr past Commercial Blvd go over bridge immediate left then First right end of cul de sac.

Public Remarks: Built as a custom model home with a sunken living room the house sits on one of the largest lots in the Landings with a 260 foot waterfront point lot on the water with a great spacious view and the front of the house sits at the end of a quiet cul de sac! Plenty of upgrades including brand new high grade hurricane windows and sliding doors, marble throughout except carpet In the bedrooms, electric davits, freshly painted with Acrylux, plaster cove ceilings, upgraded hardware, French doors, 3 floor to ceiling marble bathrooms, large outdoor flat roof for shade!

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Residential Customer Report

Address: 5561 Bayview Drive, Fort Lauderdale, FL 33308

MLS#: FX-10042232

St: Active

List Price: \$1,775,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494213121600
Subdivision: The Landings First Sec 56
Development Name: THE LANDINGS
Model Name: DESIGNERS HOME
Lot Dimensions:
List Price Sqft: 554.86
Waterfront: Yes
Waterfrontage: 85
Legal Desc: THE LANDINGS FIRST SEC 56-4 B LOT 19 BLK 16
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2

Short Sale Add:

REO: No

SqFt - Living: 3,199	SqFt - Total: 3,684	Guest Hse:	Yr Blt: 1965	Pool Size: 30X16
BD: 3	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1965	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly): 4.17	Tax Year: 2015
Total Units in Bldg:	Recreation Lease:		Taxes: 6,850
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Ceramic Tile; Terrazzo Floor Furnished: Furniture Negotiable Dining Area: Dining Family; Formal; Snack Bar Guest House: Roof: Barrel; S-Tile Special Info: Sold As-Is Rooms: Attic; Den/Office; Family; Laundry-Util/Closet; Storage Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground Dining Area: Dining Family; Formal; Snack Bar Window Treatments: Blinds; Impact Glass Maintenance Fee Incl: Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Purifier; Range - Electric; Refrigerator; Wall Oven; Washer Private Pool: Autoclean; Equipment Included; Inground; Pool Size (W x L): 30X16 Parking: Drive - Circular; Garage - Attached; Guest Lot Description: < 1/4 Acre; Paved Road Subdiv. Amenities: Boating; Street Lights Exterior Features: Auto Sprinkler; Awnings; Custom Lighting; Fence; Open Porch; Outdoor Shower Interior Features: Bar; Built-in Shelves; Closet Cabinets; Fireplace(s); Laundry Tub; Pantry	Waterfront Details: Fixed Bridges; Navigable; Ocean Access; Canal Width 81 - 120 View: Canal; Garden Private Pool: Autoclean; Equipment Included; Inground; Pool Size (W x L): 30X16 Security: Membership: Cooling: Ceiling Fan; Central; Electric Heating: Central; Electric Utilities: Cable; Public Sewer; Public Water	Restrict: None HOPA: No Hopa Boat Services: Private Dock; Lift Guest House: Taxes: Homestead; Widow Exemption Terms Considered: Conventional; Lease Purchase; Owner Financing Mobile Features:
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Directions: TAKE BAYVIEW DRIVE NORTH OF COMMERCIAL BLVD. TO 5561 ON WEST SIDE OF STREET.
Public Remarks: ** TROPHY OCEAN ACCESS WATERFRONT HOME ** OVER 800K IN UNCOMPROMISED UPGRADES & STATE OF THE ART FEATURES. INTERNATIONALLY RECOGNIZED DESIGNER KEMPS M. THAMES HAS CREATED THIS AMAZING PROPERTY. THIS HOME HAS A WARM ACCOMPLISHED OPEN ENVIRONMENT WITH CONTIGUOUS FLOOR PLAN, EMBRACING CASUAL LUXURY WATERFRONT LIVING! TERRAZZO FLOORS POP WITH RIBBONS MURANO & SWAROVSKI CRYSTAL. ALL UPGRADES & APPLIANCES ARE TOP OF THE LINE. OFFERED TURNKEY. DOCK, 16,000 LB BOAT LIFT AND MORE ** SELLER FINANCING AVAILABLE **

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Residential Customer Report

Address: 5541 NE 33rd Avenue, Fort Lauderdale, FL 33308

MLS#: FX-10080381

St: Active

List Price: \$1,490,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494213120370
Subdivision: The Landings First Sec 56
Development Name:
Model Name:
Lot Dimensions: Less than 1/4 Acre lot
List Price Sqft: 422.22
Waterfront: Yes
Waterfrontage: 80
Legal Desc: THE LANDINGS FIRST SE

Type: Single Family Detached
Lot Dimensions: Less than 1/4 Acre lot
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 3

Legal Desc: THE LANDINGS FIRST SEC 56-4 B LOT 26 BLK 12

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 3,529
BD: 3
Baths - Total: 3

SqFt - Total: 3,529
FB: 3
Year Built: 1963

Guest Hse:
Baths - Half:
Front Exp: E

Yr Blt: 1963
Yr Blt Des: Resale

Pool Size: 13x28
Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount: 0
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 25,737
Special Assmnt:

Design: < 4 Floors; Mediterranean
Construction: CBS
Unit Desc:
Flooring: Marble; Wood Floor
Furnished: Unfurnished
Dining Area: Eat-In Kitchen; Formal; Snack Bar
Guest House:
Roof: Barrel; Flat Tile
Special Info: Sound As-Is
Rooms: Attic; Laundry-Util/Closet
Master Bedroom/Bath: Mstr Bdrm - Ground; Mstr Bath - Ground
Dining Area: Eat-In Kitchen; Formal; Snack Bar
Window Treatments: Blinds; Impact Glass
Maintenance Fee Inc:
Equip/Apppl Included: Dishwasher; Disposal; W
Private Pool: Inground; Pool Size (W x L): 13x2
Parking: Driveway; Garage - Attached
Lot Description: < 1/4 Acre; Paved Road
Subdiv. Amenities:
Exterior Features:
Interior Features: Built-in Shelves

Waterfront Details: No Fixed Bridges; Seawall; Canal Width 1 - 80
View: Canal; Pool
Private Pool: Inground; Pool Size (W x L): 13x28
Security:
Membership:
Cooling: Other
Heating: Central
Utilities: Public Sewer; Public Water

Restrict:
HOPA: No Hopa
Boat Services: Dock Available
Guest House:
Taxes: No Homestead
Terms Considered: Cash
Mobile Features:

Directions: THE LANDINGS EAST ON NE 55TH PLACE, TURN INTO 31ST AVE., FIRST LEFT TO 33RD AVE. FIRST HOUSE ON LEFT.

Public Remarks: MAGNIFICENT LANDINGS MEDITERRANEAN TWO STORY SHOW CASE RESIDENCE WITH IRON GATES SECURING THE FRONT ENTRANCE. CLOSE TO 4000 SQ. SPACIOUS AND PANORAMIC VIEWS OF DEEP WATER BIRD'S BAY WATER WAY, WITH DIRECT INTRACOASTAL ACCESS. 3 CAR GARAGE, FIREPLACE, LARGE FAMILY ROOM, FRENCH DOORS, IMPACT DOORS AND WINDOWS THROUGHOUT, FORMAL LIVING AND DINING ROOM WITH BUILT-INS. ONE OF THE FINEST AND UNIQUELY DESIGNED HOMES IN THE LANDINGS AREA. PRIVATE FINANCING AVAILABLE. THIS HOME IS TRULY AREA'S BEST BUY!!!

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Residential Customer Report

Address: 3100 NE 59th Street, Fort Lauderdale, FL 33308

MLS#: FX-10091675

St: Active

List Price: \$1,650,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494307070050
Subdivision: The Landings Second Sec 5
Development Name:
Model Name:
Lot Dimensions: 9360
List Price Sqft: 418.36
Waterfront: Yes
Waterfrontage: 85
Legal Desc: THE LANDINGS SECOND SEC 56-37 B LOT 5 BLK 9
Short Sale: No

Type: Single Family Detached
Lot Dimensions: 9360
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3.1
Garage Spaces: 2

Short Sale Add:

REO: No

SqFt - Living: 3,944	SqFt - Total: 4,809	Guest Hse:	Yr Blt: 1992	Pool Size:
BD: 4	FB: 3	Baths - Half: 1	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3.1	Year Built: 1992	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 16,754
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors Construction: Block; Concrete Unit Desc: Flooring: Carpet; Ceramic Tile; Marble Furnished: Dining Area: Breakfast Area; Formal; Snack Bar Guest House: Roof: Barrel Special Info: Sold As-Is Rooms: Family; Laundry-Util/Closet Master Bedroom/Bath: Bidet; Dual Sinks; Mstr Bdrm - Sitting; Mstr Bdrm - Upstairs; Separate Shower; Separate Tub; Whirlpool Spa Dining Area: Breakfast Area; Formal; Snack Bar Window Treatments: Arched; Blinds Maintenance Fee Incl: Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Wall Oven; Washer; Water Heater - Elec Private Pool: Equipment Included; Inground Parking: Drive - Circular; Garage - Attached Lot Description: East of US-1; < 1/4 Acre Subdiv. Amenities: Exterior Features: Auto Sprinkler; Fence; Open Balcony Interior Features: Foyer; French Door; Pantry; Roman Tub; Split Bedroom; Walk-in Closet	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access View: Canal Private Pool: Equipment Included; Inground Security: Membership: Cooling: Ceiling Fan; Central Heating: Central Utilities: Cable; Public Sewer; Public Water	Restrict: None; Other HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: Homestead; Other Exemption Terms Considered: Conventional Mobile Features:
---	--	---

Directions: BAYVIEW DRIVE, NORTH OF COMMERCIAL BLVD. TO NE 59TH ST. TURN EAST, DOWN TO MIDDLE OF THE BLOCK, ON THE RIGHT SIDE.
Public Remarks: FIRST TIME BEING OFFERED, LOVELY 4 BEDRM 3.5 BATH LANDINGS GEM! METICULOUSLY KEPT IN "EVERY WAY". DEEP WATER, DIRECT OCEAN ACCESS. GENEROUS SIZED ROOMS, WITH OPEN FLOOR PLAN. SOARING CEILINGS, BRIGHT, & CHEERY THROUGHOUT. BEAUTIFUL EXPANSIVE OUTSIDE ENTERTAINING AREAS, W/ LARGE POOL. ALL NEW SEAWALL WITH STATE OF THE ART COMPOSITE DOCKING. HOME IS A PLEASURE TO SHOW, & WILL SURELY GO FAST.

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Residential Customer Report

Address: 5231 NE 32 Avenue, Fort Lauderdale, FL 33308

MLS#: RX-10302441

St: Active

List Price: \$1,598,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 4942 13 12 0960
Subdivision: LANDINGS FIRST SEC
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 402.82
Waterfront: Yes
Waterfrontage: 106
Legal Desc: THE LANDINGS FIRST SEC 56-4 B LOT 15 S 51,16 N 55 BLK 14
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 4
Garage Spaces: 2

Short Sale Add: No

REO: No

Master Bedroom			25	X	18	Living Room			28	X	25	Kitchen			12	X	10
SqFt - Living: 3,967			SqFt - Total: 4,429			Guest Hse:			Yr Blt: 1965			Pool Size: 15X28					
BD: 5			FB: 4			Baths - Half: 0			Yr Blt Des: Resale			Pets Allowed: Yes					
Baths - Total: 4			Year Built: 1965			Front Exp: E											

Bldg #:	Governing Bodies: None	Membership Fee Amount:	Serial #:
Total Floors/Stories: 1	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 25,498.2
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt: No
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: No Fixed Bridges; Ocean Access	Restrict: None
Construction: Block; Concrete	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Heated; Inground; Pool Size (W x L): 15X28	Boat Services:
Flooring: Carpet; Marble; Tile; Wood Floor	Security:	Guest House:
Furnished: Furniture Negotiable	Membership:	Taxes: City/County
Dining Area:	Cooling: Central	Terms Considered: Cash; Conventional
Guest House:	Heating: Electric	Mobile Features:
Roof:	Utilities: Cable; Public Sewer; Public Water; Water Available	
Special Info:		
Rooms: Attic; Family		
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground; Separate Tub; Whirlpool Spa		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Dishwasher; Dryer; Washer		
Private Pool: Heated; Inground; Pool Size (W x L): 15X28		
Parking: Drive - Circular; Garage - Attached		
Lot Description:		
Subdiv. Amenities: None		
Exterior Features:		
Interior Features: Built-in Shelves; Closet Cabinets; Foyer; French Door; Split Bedroom; Walk-in Closet		
Directions: BAYVIEW DR TO NE 55 PL, EAST ON NE 55 PL, FOLLOW AROUND TO THE RIGHT AND MAKE 3RD LEFT ON NE 55 ST, HOUSE IS AHEAD ON YOUR RIGHT.		
Public Remarks: This waterfront classic American ranch-style house in the upscale community of Fort Lauderdale, called The Landings, is a must-see! The large 3,967 square feet home, features 106 foot on the water, 6 bedrooms and 4 bathrooms, including an oversized master bedroom suite with genuine hardwood floors in the bedroom, Satumia marble floors throughout the bathroom, electric boat lift etc, is the perfect house if you like outside entertainment.		

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Residential Customer Report

Address: 2830 NE 56th Court, Fort Lauderdale, FL 33308

MLS#: AX-10268527

St: Active

List Price: \$989,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494212050170
Subdivision: Lake Estates 42-1 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft:
Waterfront: Yes
Waterfrontage: 80

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2

Legal Desc: LAKE ESTATES 42-1 B LOT 14 BLK 1	Short Sale Add:	REO: No
Short Sale: No		

SqFt - Living: BD: 3 Baths - Total: 3	SqFt - Total: 2,717 FB: 3 Year Built: 1965	Guest Hse: Baths - Half: Front Exp: N	Yr Blt: 1965 Yr Blt Des: Resale	Pool Size: 14X20 Pets Allowed: Yes
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Bldg #: Total Floors/Stories: Total Units in Bldg: Ttl Units in Complex: Unit Floor #:	Governing Bodies: Land Lease: Recreation Lease: Min Days to Lease: Application Fee:	Membership Fee Amount: HOA/POA/COA (Monthly): Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2016 Taxes: 9,762 Special Assmnt:
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Design: < 4 Floors Construction: Block; Concrete Unit Desc: Flooring: Ceramic Tile; Tile; Wood Floor Furnished: Dining Area: Guest House: Roof: Other Special Info: Rooms: Master Bedroom/Bath: Dining Area: Window Treatments: Maintenance Fee Incl: Equip/Appl Included: Dryer; Refrigerator; Smoke Detector; Washer; Water Heater - Elec Private Pool: Concrete; Pool Size (W x L): 14X20 Parking: Covered; Driveway Lot Description: < 1/4 Acre Subdiv. Amenities: Exterior Features: Custom Lighting; Deck; Fence Interior Features:	Waterfront Details: Bay View: Bay; Canal Private Pool: Concrete; Pool Size (W x L): 14X20 Security: Membership: Cooling: Central Heating: Central Utilities: Cable; Public Sewer; Public Water	Restrict: Pet Restrictions HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: Terms Considered: Mobile Features:
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Directions:
Public Remarks: Beautiful three bedroom two and a half bathroom house with cathedral ceilings. The house is recently remodeled but it saved its unique unforgettable look. Stained glass vintage windows bring this house its charm . The house is on the water with ocean access in a desirable area in Fort Lauderdale. The total size of the house is more than 3000 sqft.

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Residential Customer Report

<div>Address: 5841 Bayview Drive, Fort Lauderdale, FL 33308</div> <div></div>		<div>MLS#: FX-10080747</div> <div>St: Active</div> <div>List Price: \$1,249,000</div>				
<div>Area: 3240</div> <div>Geo Area: FTNE</div> <div>County: Broward</div> <div>Parcel ID: 494212060250</div> <div>Subdivision: LAKE ESTATES</div> <div>Development Name:</div> <div>Model Name:</div> <div>Lot Dimensions:</div> <div>List Price Sqft:</div> <div>Waterfront: Yes</div> <div>Waterfrontage: 80</div> <div>Legal Desc: LAKE ESTATES ADD 42-26B LOT 16 BLK -5A</div>		<div>Type: Single Family Detached</div> <div>Lot Dimensions:</div> <div>Type: Single Family Detached</div> <div>Dock:</div> <div>Private Pool: Yes</div> <div>Baths - Total: 3.1</div> <div>Garage Spaces: 2</div>				
Short Sale: No		Short Sale Add:	REO: No			
<div>SqFt - Living:</div> <div>FB: 4</div> <div>Baths - Total: 3.1</div>		<div>SqFt - Total: 3,183</div> <div>Year Built: 1969</div>	<div>Guest Hse:</div> <div>Baths - Half: 1</div> <div>Front Exp: E</div>	<div>Yr Blt: 1969</div> <div>Yr Blt Des: Resale</div>	<div>Pool Size: 15x30</div> <div>Pets Allowed: Yes</div>	
<div>Bldg #:</div> <div>Total Floors/Stories:</div> <div>Total Units in Bldg:</div> <div>Ttl Units in Complex:</div> <div>Unit Floor #:</div>		<div>Governing Bodies:</div> <div>Land Lease:</div> <div>Recreation Lease:</div> <div>Min Days to Lease:</div> <div>Application Fee:</div>		<div>Membership Fee Amount:</div> <div>HOA/POA/COA (Monthly):</div> <div>Brand Name:</div> <div>Mobile Home Size:</div> <div>Decal #:</div>		<div>Serial #:</div> <div>Tax Year: 2016</div> <div>Taxes: 13,839</div> <div>Special Assmnt:</div>
<div>Design: < 4 Floors</div> <div>Construction: CBS</div> <div>Unit Desc:</div> <div>Flooring: Tile; Wood Floor</div> <div>Furnished:</div> <div>Dining Area: Formal; Snack Bar</div> <div>Guest House:</div> <div>Roof: Barrel; S-Tile</div> <div>Special Info: Title Insurance</div> <div>Rooms: Laundry-Util/Closet</div> <div>Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Sitting; Whirlpool Spa</div> <div>Dining Area: Formal; Snack Bar</div> <div>Window Treatments: Plantation Shutters; Sliding</div> <div>Maintenance Fee Incl:</div> <div>Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Ice Maker; Intercom; Microwave; Refrigerator; Washer; Water Heater - Elec</div> <div>Private Pool: Freeform; Pool Size (W x L): 15x30</div> <div>Parking: Carport - Attached; Covered; Drive - Circular; Garage - Attached</div> <div>Lot Description: < 1/4 Acre; Corner Lot; Public Road</div> <div>Subdiv. Amenities: Street Lights</div> <div>Exterior Features: Auto Sprinkler; Built-in Grill; Custom Lighting; Deck; Wrap Porch</div> <div>Interior Features:</div>		<div>Waterfront Details: Interior Canal; One Bridge; Seawall; Canal Width 1 - 80</div> <div>View: Canal</div> <div>Private Pool: Freeform; Pool Size (W x L): 15x30</div> <div>Security:</div> <div>Membership:</div> <div>Cooling: Ceiling Fan; Central; Electric; Paddle Fans</div> <div>Heating: Central</div> <div>Utilities: Cable; Public Sewer; Public Water</div>		<div>Restrict: None</div> <div>HOPA: No Hopa</div> <div>Boat Services: Lift; Hoist/Davit</div> <div>Guest House:</div> <div>Taxes:</div> <div>Terms Considered: Conventional</div> <div>Mobile Features:</div>		
<div>Directions: TAKE BAYVIEW DRIVE NORTH OF COMMERCIAL BLVD. TO 5841 BAYVIEW, LARGE CORNER LOT</div> <div>Public Remarks: 2017 REMODEL,OCEAN ACCESS WATERFRONT HOME, MINUTES FROM BEACH,CORNER HOME,2 DRIVEWAYS,NEW GALLEY KITCHEN,ALL NEW BAMBOO WOOD FLOORS,STATE OF THE ART SECURITY SYSTEM,SONOS SOUND SYSTEM THROUGH OUT HOME,WIRELESS BLUETOOTH IN ALL BATHROOMS,NEW LED LIGHTING,FLOATING MIRRORS,FRAMELESS SHOWER DOORS,NEW JACUZZI TUB,NEW SIDE PATIO + LANDSCAPING *SALT WATER POOL*NEW 25,000 Lb /4 POST BOAT LIFT WITH REMOTE CONTROL,80 FT DOCK,WATERPROOF EPOXY FLOORS IN GARAGE.OUTSIDE BAR/KITCHEN,TO MUCH TO LIST CALL FOR DETAILS</div> <div>Information is deemed to be reliable, but is not guaranteed. © 2017 MLS and FBS. Prepared by Daniel S. Katz on Sunday, November 19, 2017 2:44 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.</div>						

Residential Customer Report

Address: 2824 NE 35th Street, Fort Lauderdale, FL 33306

MLS#: FX-10087432

St: Active

List Price: \$999,000



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494224070050
Subdivision: Coral Ridge Country Club
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 498.75
Waterfront: Yes
Waterfrontage: 100

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2
Ele School: Bennett
Middle School: Sunrise
High School: Fort Lauderdale

Legal Desc: CORAL RIDGE COUNTRY CLUB SUB 36-30 B LOT 4 BLK A

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,003	SqFt - Total: 2,878	Guest Hse:	Yr Blt: 1967	Pool Size: 12x25
BD: 4	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1967	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 12,319
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: Ranch	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Seawall	Restrict:
Construction: Block; Concrete	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 12x25	Boat Services: Private Dock
Flooring: Tile; Wood Floor	Security:	Guest House:
Furnished: Unfurnished	Membership: Oth Membership Avlbl	Taxes:
Dining Area: Breakfast Area; Dining-Living	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Barrel; Concrete Tile	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Util-Garage		
Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Ground		
Dining Area: Breakfast Area; Dining-Living		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Washer		
Private Pool: Inground; Pool Size (W x L): 12x25		
Parking: Drive - Circular; Garage - Attached		
Lot Description: 1/4 to 1/2 Acre; Public Road		
Subdiv. Amenities:		
Exterior Features: Fence; Open Porch		
Interior Features: Built-in Shelves; French Door; Split Bedroom		
Directions: Go north on Bayview Dr then right on NE 35th St		
Public Remarks: Best waterfront deal for renovated home in Coral Ridge. Modern open floor plan with giant island as the focalpoint of the spacious living and dining area. The homes offers huge amounts of natural light and water viewsthroughout. Stunning kitchen with custom white wood cabinetry, new stainless appliances and quartz countertops. New dock and 100 ft of prime waterfront with no fixed bridges. Split bedroom layout. 2 car garage, impact glass, new dock. Walk to beach and mall. Near CRCC.		
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Residential Customer Report

Address: 3080 NE 43rd Street, Fort Lauderdale, FL 33308

MLS#: AX-10354680

St: Active List Price: \$1,250,000



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494224100650
Subdivision: CORAL RIDGE COUNTRY CLUB
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 617.28
Waterfront: Yes
Waterfrontage: 85
Legal Desc: CORAL RIDGE COUNTRY CLUB ADD NO 3 52-14 B LOT 9 BLK K

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces:

Short Sale: No		Short Sale Add:		REO: No
SqFt - Living: 2,025	SqFt - Total: 2,615	Guest Hse:	Yr Blt: 1971	Pool Size: 525
BD: 4	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 3	Year Built: 1971	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 22,007
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Bay; Interior Canal; Canal Width 1 - 80	Restrict: Lease OK
Construction: Block; Concrete	View: Bay; Canal; Intracoastal	HOPA: No Hopa
Unit Desc:	Private Pool: Above Ground; Pool Size (W x L): 525	Boat Services: Private Dock
Flooring: Ceramic Tile	Security:	Guest House:
Furnished:	Membership:	Taxes: No Homestead
Dining Area:	Cooling: Ceiling Fan	Terms Considered: Cash; Conventional
Guest House:	Heating: Electric	Mobile Features:
Roof: Concrete Tile	Utilities: Public Sewer; Public Water	
Special Info: Sold As-Is		
Rooms: Florida		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Disposal		
Private Pool: Above Ground; Pool Size (W x L): 525		
Parking: Drive - Circular		
Lot Description: < 1/4 Acre		
Subdiv. Amenities: Boating		
Exterior Features: Fence		
Interior Features:		

Directions: COMMERCIAL BLVD EAST TO BAYVIEW DRIVE RIGHT/SOUTH TO 43RD ST / OR FOLLOW NAVIGATOR
Public Remarks: DEEP SEA WATER NO FIXED BRIDGES PRIVATE 85 FT BOAT DOCK 1 MINUTE FROM THE INTER-COAST, NO BRIDGES ALL THE WAY TILL OCEAN. OCEAN ACCESS: SOUTH FROM FORT LAUDERDALE OR/AND NORTH FROM LIGHTHOUSE POINT PARK YOUR SAILING BOAT IN FRONT OF YOUR LARGE BACK YARD, SCREENED HEATED GROUND LEVEL POOL, BEAUTIFUL 1 STORY HOME, 3 BED (+FAMILY ROOM) 2 BATH 2 CAR GARAGE VERY RARE TO FIND, BIG BACK YARD FACING SOUTH. BEST NEIGHBORHOOD EVER, SUPER SAFE AREA, AND CLOSE TO AN AMAZING PARK IN LAUDERDALE BY THE SEA
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Residential Customer Report

Address: 3020 NE 42nd Street, Fort Lauderdale, FL 33308

MLS#: FX-10085968

St: Active

List Price: \$1,099,000



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494224100850
Subdivision: Coral Ridge Country Club
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 419.79
Waterfront: Yes
Waterfrontage: 89
Legal Desc: CORAL RIDGE COUNTRY CLUB ADD NO 3 52-14 B LOT 3 BLK L

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2

Short Sale: No		Short Sale Add:		REO: No
SqFt - Living: 2,618	SqFt - Total: 2,930	Guest Hse:	Yr Blt: 1969	Pool Size: 15x30
BD: 4	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1969	Front Exp: N		


Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 20,633
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width 1	Restrict:
Construction: Block; Concrete	- 80	HOPA: No Hopa
Unit Desc:	View: Canal; Pool	Boat Services: Private Dock
Flooring: Carpet; Tile	Private Pool: Inground; Pool Size (W x L): 15x30	Guest House:
Furnished:	Security:	Taxes:
Dining Area: Dining Family; Eat-In Kitchen	Membership:	Terms Considered: Conventional
Guest House:	Cooling: Central; Electric	Mobile Features:
Roof: S-Tile	Heating: Central; Electric	
Special Info: Sold As-Is	Utilities: Cable; Public Sewer; Public Water	

Rooms: Family; Laundry-Util/Closet
Master Bedroom/Bath:
Dining Area: Dining Family; Eat-In Kitchen
Window Treatments: Blinds
Maintenance Fee Incl:
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Ice Maker; Range - Electric; Refrigerator; Washer
Private Pool: Inground; Pool Size (W x L): 15x30
Parking: Covered; Drive - Circular
Lot Description: < 1/4 Acre
Subdiv. Amenities:
Exterior Features: Auto Sprinkler; Fence
Interior Features: Laundry Tub; Split Bedroom

Directions: BAYVIEW DRIVE TO NE 42ND ST TO PROPERTY
Public Remarks: 89 FEET ON WATER W/ NO FIXED BRIDGES. 89 FEET OF NEWER FULL CONCRETE DOCK AND SEAWALL. LOCATION LOCATION LOCATION! 4 BEDROOM ~ 3 BATHROOM POOL HOME ~ PRICED TO KNOCK DOWN AND BUILD YOUR GORGEOUS NEW HOME OR RENOVATE AND MAKE IT YOUR OWN. SURROUNDED BY GORGEOUS HOMES ON A BEAUTIFUL STREET!
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Residential Customer Report

Address: 3021 NE 40th Street, Fort Lauderdale, FL 33308		MLS#: FX-10080630		St: Active	List Price: \$1,600,000
	Area: 3250		Type: Single Family Detached		
	Geo Area: FTNE		Lot Dimensions: 9775		
	County: Broward		Type: Single Family Detached		
	Parcel ID: 494224101630		Dock:		
	Subdivision: Coral Ridge Country Club		Private Pool: Yes		
	Development Name:		Baths - Total: 3.1		
	Model Name:		Garage Spaces: 2		
	Lot Dimensions: 9775				
	List Price Sqft: 575.33				
	Waterfront: Yes				
Waterfrontage: 85					
Legal Desc: CORAL RIDGE COUNTRY CLUB ADD NO 3 52-14 B LOT 16 BLK O					
Short Sale: No		Short Sale Add:		REO: No	

SqFt - Living: 2,781	SqFt - Total: 3,278	Guest Hse:	Yr Blt: 1972	Pool Size: 30x15
BD: 4	FB: 3	Baths - Half: 1	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3.1	Year Built: 1972	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 15,600
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	


Design: < 4 Floors	Waterfront Details: No Fixed Bridges; Canal Width 1 - 80	Restrict: Lease OK
Construction: Aluminum Siding; CBS	View: Intracoastal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 30x15	Boat Services: Lift
Flooring: Other	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area: Dining-Living; Eat-In Kitchen	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Concrete Tile	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Family; Laundry-Util/Closet		
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub		
Dining Area: Dining-Living; Eat-In Kitchen		
Window Treatments: Impact Glass		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Fire Alarm; Microwave; Range - Electric; Refrigerator; Wall Oven; Washer; Water Heater - Elec		
Private Pool: Inground; Pool Size (W x L): 30x15		
Parking: Drive - Circular; Driveway; Garage - Attached		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Auto Sprinkler; Custom Lighting; Deck; Fence		
Interior Features: Bar; Built-in Shelves; Closet Cabinets; Cook Island; Split Bedroom; Walk-in Closet		

Directions: between Oakland and Commercial, off Bayview on east side of the street. Take 40th St East. Centrally located in Fort Lauderdale

Public Remarks: Coral Ridge Country Club Waterfront home at it's best. Modern Luxury designer finishes throughout. Completely renovated with everything new. New plumbing, electric, ac, impact windows, roof, pool & more. 4 bedrooms, 3.5 baths with an amazing luxury kitchen. Light and bright home with open floor plan. Great for entertaining. Enjoy the tropical back yard with beautiful pool with waterfall. Dock up to an '75 foot boat. Perfect location to golf, play tennis, boat or walk to the beach.

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Residential Customer Report

Address: 4510 Bayview Drive, Fort Lauderdale, FL 33308		MLS#: FX-10091864	St: Active	List Price: \$1,247,000
	Area: 3250		Type: Single Family Detached	
	Geo Area: FTNE		Lot Dimensions:	
	County: Broward		Type: Single Family Detached	
	Parcel ID: 494213101380		Dock:	
	Subdivision: Coral Ridge Country Club		Private Pool: Yes	
	Development Name:		Baths - Total: 3	
	Model Name:		Garage Spaces: 2	
	Lot Dimensions:		Ele School: Bennett	
	List Price Sqft: 441.1		Middle School: Sunrise	
	Waterfront: Yes		High School: Fort Lauderdale	
	Waterfrontage: 42			
Legal Desc: CORAL RIDGE COUNTRY CLUB ADD NO 4 53-29 B LOT 26 BLK I				
Short Sale: No		Short Sale Add:		REO: No

SqFt - Living: 2,827	SqFt - Total: 3,378	Guest Hse:	Yr Blt: 1970	Pool Size: 15x30
BD: 4	FB: 3	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: No
Baths - Total: 3	Year Built: 1970	Front Exp: W		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 9,342
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal	Restrict: Lease OK
Construction: Block; Concrete; Frame/Stucco	View: Canal; Intracoastal	HOPA: No Hopa
Unit Desc:	Private Pool: Autoclean; Concrete; Gunite; Inground; Pool Size (W x L): 15x30	Boat Services: Private Dock
Flooring: Carpet; Ceramic Tile	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area:	Cooling: Ceiling Fan; Electric	Terms Considered: Conventional; FHA; VA
Guest House:	Heating: Electric	Mobile Features:
Roof: Concrete Tile; Flat Tile	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Attic; Florida; Util-Garage		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area:		
Window Treatments: Impact Glass		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Hookup; Microwave; Range - Electric; Refrigerator; Smoke Detector; Wall Oven; Washer; Water Heater - Elec		
Private Pool: Autoclean; Concrete; Gunite; Inground; Pool Size (W x L): 15x30		
Parking: Drive - Circular; Guest		
Lot Description: < 1/4 Acre		
Subdiv. Amenities: Boating; Golf Course		
Exterior Features: Custom Lighting; Shutters		
Interior Features: Fireplace(s); Foyer; Laundry Tub; Pull Down Stairs; Split Bedroom; Walk-in Closet		

Directions: Commercial Blvd east to Bayview Drive. Turn South on Bayview. Home is on left between 45th and 46th Street

Public Remarks: Beautifully renovated 4/3 home with 42 ft of ocean access waterfront. Private pool and large yard with long canal views to intracoastal. Great entertaining home with open flow floor plan. Features California contemporary kitchen, SS appliances, granite, espresso cabnets, hurricane rated: windows, doors, garage door and shutters. New AC. Lush landscaping with lighting. This home is turnkey and a must see for individuals wanting a great waterfront home.

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Residential Customer Report

Address: 3041 NE 45th Street, Fort Lauderdale, FL 33308

MLS#: FX-10060209

St: Active

List Price: \$1,495,000



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494213101330
Subdivision: Coral Ridge Country Club
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 511.99
Waterfront: Yes
Waterfrontage: 85
Legal Desc: CORAL RIDGE COUNTRY CLUB ADD NO 4 53-29 B LOT 21 BLK I

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,920	SqFt - Total: 3,523	Guest Hse:	Yr Blt: 1973	Pool Size: 00x00
BD: 5	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1973	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 19,791
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Ceramic Tile; Marble Furnished: Furniture Negotiable; Unfurnished Dining Area: Eat-In Kitchen; Formal Guest House: Roof: Flat Tile Special Info: Rooms: Attic; Family; Great; Laundry-Util/Closet Master Bedroom/Bath: Mstr Bdrm - Ground Dining Area: Eat-In Kitchen; Formal Window Treatments: Blinds; Drapes Maintenance Fee Incl: Equip/Appl Included: Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec Private Pool: Child Gate; Inground; Pool Size (W x L): 00x00 Parking: Drive - Circular; Garage - Attached Lot Description: < 1/4 Acre Subdiv. Amenities: Picnic Area; Tennis Exterior Features: Auto Sprinkler; Custom Lighting; Fence Interior Features: Closet Cabinets; Custom Mirror; Laundry Tub; Split Bedroom; Walk-in Closet	Waterfront Details: Interior Canal; No Fixed Bridges; Seawall View: Canal; Pool Private Pool: Child Gate; Inground; Pool Size (W x L): 00x00 Security: Membership: Cooling: Central; Electric Heating: Central Utilities: Cable; Public Sewer; Public Water	Restrict: None HOPA: No Hopa Boat Services: Private Dock; Lift Guest House: Taxes: No Homestead Terms Considered: Conventional Mobile Features:
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Directions: Bayview Drive to 45th Street, East to property on the Left
Public Remarks: 85' on deep water in wonderful Coral Ridge Country Club! Spacious 5 Bedroom & 3 Bath split plan w/ new impact windows & doors, remodeled kitchen newer appliances SubZero refrigerator, & new baths w/ beautiful vanities! Chicago brick driveway, wonderful landscaping with exterior lighting, remodeled pool with Diamond Brite & new tile! Great house for entertaining & quick walk to Bayview Park & Cardinal Gibbons School & the beach!! Brand new roof installed Summer 2017. Additional marble floors just put in.

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Residential Customer Report

Address: 3000 NE 40th Court, Fort Lauderdale, FL 33308

MLS#: FX-10089331

St: Active

List Price: \$1,275,000



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494224101290
Subdivision: CORAL RIDGE COUNTRY CLUB
Development Name:
Model Name:
Lot Dimensions: 11275
List Price Sqft: 435.9
Waterfront: Yes
Waterfrontage: 40
Legal Desc: CORAL RIDGE COUNTRY CLUB ADD NO 3 52-14 B LOT 1 BLK N

Type: Single Family Detached
Lot Dimensions: 11275
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2
Ele School: Bennett
Middle School: Sunrise
High School: Fort Lauderdale

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,925	SqFt - Total: 3,345	Guest Hse:	Yr Blt: 1974	Pool Size: 30x15
BD: 3	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1974	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 17,247
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors; Multi-Level	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access	Restrict: Pet Restrictions
Construction: CBS	View: Canal; Intracoastal	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 30x15	Boat Services: Private Dock; Lift
Flooring: Wood Floor	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area: Formal; Snack Bar	Cooling: Ceiling Fan; Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: S-Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info: Sold As-Is		
Rooms: Laundry-Util/Closet		
Master Bedroom/Bath: Bidet; Dual Sinks; Mstr Bdrm - Sitting; Separate Shower; Separate Tub		
Dining Area: Formal; Snack Bar		
Window Treatments: Blinds		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Wall Oven		
Private Pool: Inground; Pool Size (W x L): 30x15		
Parking: Drive - Circular; Garage - Attached		
Lot Description: 1/4 to 1/2 Acre		
Subdiv. Amenities:		
Exterior Features: Custom Lighting		
Interior Features: Bar; Built-in Shelves; Walk-in Closet		

Directions:
Public Remarks: Stunning 3 bedroom waterfront home in the heart of Coral Ridge Country Club. Exquisite finishes include bright and spacious floorplan, Italian maple hardwood flooring, open kitchen featuring stainless steel appliances, granite countertops and two-tone cabinetry, grande master suite with spa like bath, walk-in closet and adjoining office, bar overlooking backyard and more. Step outside and you'll love the oversized pool, gazebo, lush landscaping, private putting green, boatlift and tranquil water views.

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Residential Customer Report

Address: 2815 NE 36th Street, Fort Lauderdale, FL 33308

MLS#: AX-10364891

St: Active

List Price: \$1,199,000



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494224070750
Subdivision: CORAL RIDGE COUNTRY CLUB
Development Name: CORAL RIDGE COUNTRY
Model Name:
Lot Dimensions:
List Price Sqft: 392.47
Waterfront: Yes
Waterfrontage: 100
Legal Desc: CORAL RIDGE COUNTRY CLUB SUB 36-30 B LOT 21 BLK C

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces:
Ele School: Bennett
Middle School: Sunrise
High School: Fort Lauderdale

Short Sale: No

Short Sale Add:

REO: No


SqFt - Living: 3,055	SqFt - Total: 3,606	Guest Hse:	Yr Blt: 1973	Pool Size:
BD: 4	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1973	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 9,991
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	


Design: < 4 Floors	Waterfront Details: No Fixed Bridges; Ocean Access; Canal Width 81 - 120	Restrict: Lease OK
Construction: CBS	View:	HOPA: No Hopa
Unit Desc:	Private Pool: Inground	Boat Services: Private Dock
Flooring: Carpet; Tile	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Breakfast Area; Dining-Living	Cooling: Central	Terms Considered: Cash; Conventional; FHA; VA
Guest House:	Heating: Central	Mobile Features:
Roof: Flat Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info: Sold As-Is		
Rooms: Den/Office; Family		
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground		
Dining Area: Breakfast Area; Dining-Living		
Window Treatments: Blinds; Plantation Shutters		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Dryer; Range - Electric; Washer		
Private Pool: Inground		
Parking: Drive - Circular; Driveway; Garage - Attached		
Lot Description: < 1/4 Acre; Paved Road		
Subdiv. Amenities: Street Lights		
Exterior Features: Fence		
Interior Features: Built-in Shelves; Walk-in Closet		

Directions: Between Commercial and Oakland Park- East of Bayview Drive on NE 36th St.
Public Remarks: Waterfront Boaters Dream! You must see this 4 bedroom 3 bathroom, 3,000+ sq ft home sits on 100ft of seawall with a private dock and boat lift in the much desired Coral Ridge Country Club. Best of all, you get ocean access with NO FIXED Bridges!! Walk out your back door to an over sized pool and fruit trees surrounding each side of the home. You can bike/walk to the Country Club, stores, and the beach within minutes. Close to private schools!! This one will go fast, don't miss out!
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Residential Customer Report

Address: 3020 NE 47th Street, Fort Lauderdale, FL 33308		MLS#: FX-10068785		St: Active	List Price: \$1,645,000
	Area: 3250				Type: Single Family Detached
	Geo Area: FTNE				Lot Dimensions: 9255
	County: Broward				Type: Single Family Detached
	Parcel ID: 494213100430				Dock:
	Subdivision: CORAL RIDGE COUNTRY CLUB				Private Pool: Yes
	Development Name:				Baths - Total: 3
	Model Name:				Garage Spaces: 2
	Lot Dimensions: 9255				Ele School: Bennett
	List Price Sqft: 514.06				Middle School: Sunrise
	Waterfront: Yes				High School: Fort Lauderdale
	Waterfrontage: 85				
Legal Desc: CORAL RIDGE COUNTRY CLUB ADD NO 4 53-29 B LOT 3 BLK G					
Short Sale: No		Short Sale Add:		REO: No	
SqFt - Living: 3,200	SqFt - Total: 3,700	Guest Hse:	Yr Blt: 1971	Pool Size:	
BD: 5	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No	
Baths - Total: 3	Year Built: 1971	Front Exp: N			
Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:		
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016		
Total Units in Bldg:	Recreation Lease:		Taxes: 18,342		
Trtl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:		
Unit Floor #:	Application Fee:	Mobile Home Size:			
		Decal #:			
Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access		Restrict: Lease OK		
Construction: CBS	View: Canal		HOPA: No Hopa		
Unit Desc:	Private Pool: Inground		Boat Services: Private Dock; Lift		
Flooring: Marble	Security:		Guest House:		
Furnished:	Membership:		Taxes: Homestead		
Dining Area: Formal; Snack Bar	Cooling: Ceiling Fan; Central		Terms Considered: Conventional		
Guest House:	Heating: Central		Mobile Features:		
Roof: Barrel	Utilities: Public Sewer; Public Water				
Special Info: Sold As-Is					
Rooms: Family					
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Sitting; Separate Shower; Separate Tub; Whirlpool Spa					
Dining Area: Formal; Snack Bar					
Window Treatments: Impact Glass					
Maintenance Fee Incl:					
Equip/Appl Included: Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Washer					
Private Pool: Inground					
Parking: Drive - Circular; Driveway; Garage - Attached					
Lot Description: < 1/4 Acre					
Subdiv. Amenities:					
Exterior Features: Built-in Grill; Custom Lighting					
Interior Features: Built-in Shelves; Fireplace(s); Foyer; Walk-in Closet					
Directions:					
Public Remarks: Stunning Transitional remodel on this true 5BR/3BA pool home with 85ft Deepwater in Coral Ridge. Huge bright & open flowing living spaces with 3,200 sq ft under air & 3,700 total sq ft. Total renovation done with permits! Kitchen, baths & flooring are all amazing. Impact windows/doors! Plumbing & electrical overhaul, new 85ft composite dock, redone Seawall & 16,000LB boatlift. Incredible backyard with marble pavers, Southern exposure & completely redone Saltwater pool. Awesome master suite, huge laundry.					
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Residential Customer Report

Address: 2839 NE 35th Street, Fort Lauderdale, FL 33306		MLS#: FX-10087677		St: Active	List Price: \$1,695,000
	Area: 3250				Type: Single Family Detached
	Geo Area: FTNE				Lot Dimensions:
	County: Broward				Type: Single Family Detached
	Parcel ID: 494224070220				Dock:
	Subdivision: Coral Ridge Country Club				Private Pool: Yes
	Development Name: Coral Ridge Country				Baths - Total: 3.1
	Model Name:				Garage Spaces: 2
	Lot Dimensions:				
	List Price Sqft: 519.78				
	Waterfront: Yes				
Waterfrontage: 100					
Legal Desc: CORAL RIDGE COUNTRY CLUB SUB 36-30 B LOT 21 BLK A					
Short Sale: No		Short Sale Add:		REO: No	
SqFt - Living: 3,261	SqFt - Total: 3,790	Guest Hse:	Yr Blt: 1977	Pool Size: 15x30	
BD: 4	FB: 3	Baths - Half: 1	Yr Blt Des: Resale	Pets Allowed: Yes	
Baths - Total: 3.1	Year Built: 1977	Front Exp: S			
Bldg #:	Governing Bodies:	Membership Fee Amount:		Serial #:	
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):		Tax Year: 2016	
Total Units in Bldg:	Recreation Lease:			Taxes: 27,366	
Ttl Units in Complex:	Min Days to Lease:	Brand Name:		Special Assmnt:	
Unit Floor #:	Application Fee:	Mobile Home Size:			
		Decal #:			
Design: < 4 Floors		Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access		Restrict: None	
Construction: CBS		View: Canal; Garden; Pool		HOPA: No Hopa	
Unit Desc:		Private Pool: Heated; Inground; Pool Size (W x L): 15x30		Boat Services: Private Dock	
Flooring: Tile		Security:		Guest House:	
Furnished: Unfurnished		Membership:		Taxes: No Homestead	
Dining Area: Eat-In Kitchen; Formal; Snack Bar		Cooling: Central		Terms Considered: Conventional	
Guest House:		Heating: Central		Mobile Features:	
Roof: Flat Tile		Utilities: Cable; Public Sewer; Public Water			
Special Info: Sold As-Is					
Rooms: Family; Laundry-Util/Closet					
Master Bedroom/Bath: Mstr Bdrm - Ground					
Dining Area: Eat-In Kitchen; Formal; Snack Bar					
Window Treatments:					
Maintenance Fee Incl:					
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Washer; Water Heater - Elec					
Private Pool: Heated; Inground; Pool Size (W x L): 15x30					
Parking: Driveway; Garage - Attached					
Lot Description: < 1/4 Acre					
Subdiv. Amenities:					
Exterior Features: Auto Sprinkler; Awnings; Built-In Grill					
Interior Features: Built-In Shelves; Foyer; Split Bedroom; Walk-in Closet; Wet Bar					
Directions: Sunrise Blvd East to Bayview, Go South to NE 35th Street go East to property on the Left					
Public Remarks: Tropical Paradise awaits you! Enjoy this indoor/outdoor entertaining beautifully updated home with 100 feet of Waterfront, a 2 car garage, impact windows and doors, shutters, marble/wood floors, wet bar, heated pool/Jacuzzi, covered outdoor kitchen with int/ext surround sound speakers, whole house generator, plus lush landscaping throughout the exterior. Call today for a private showing.					
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Residential Customer Report

Address: 2857 NE 36th Street, Fort Lauderdale, FL 33308		MLS#: FX-10085423		St: Active	List Price: \$1,980,000
	Area: 3250		Type: Single Family Detached		
	Geo Area: FTNE		Lot Dimensions: 100X100		
	County: Broward		Type: Single Family Detached		
	Parcel ID: 494224070700		Dock:		
	Subdivision: Coral Ridge Country Club		Private Pool: Yes		
	Development Name: Coral Ridge CC		Baths - Total: 3.1		
	Model Name: Magnificent!		Garage Spaces: 2		
	Lot Dimensions: 100X100		Ele School: Bennett		
	List Price Sqft: 567.34		Middle School: Sunrise		
	Waterfront: Yes		High School: Fort Lauderdale		
	Waterfrontage: 100				
Legal Desc: CORAL RIDGE COUNTRY CLUB SUB 36-30 B LOT 16 BLK C					
Short Sale: No		Short Sale Add:		REO: No	


SqFt - Living: 3,490	SqFt - Total: 3,490	Guest Hse:	Yr Blt: 1965	Pool Size: 15x30
BD: 3	FB: 3	Baths - Half: 1	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 3.1	Year Built: 1965	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 15,536
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width	Restrict:
Construction: CBS	81 - 120	HOPA: No Hopa
Unit Desc:	View: Canal; Pool	Boat Services: Private Dock
Flooring: Marble	Private Pool: Auto Chlorinator; Heated; Inground; Pool Size (W x L): 15x30	Guest House:
Furnished: Furniture Negotiable	Security:	Taxes: Homestead
Dining Area: Dining-Living; Snack Bar	Membership:	Terms Considered: Conventional
Guest House:	Cooling: Ceiling Fan; Central; Electric	Mobile Features:
Roof: S-Tile	Heating: Central; Electric	
Special Info:	Utilities: Public Sewer; Public Water	

Rooms: Den/Office; Laundry-Util/Closet
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub
Dining Area: Dining-Living; Snack Bar
Window Treatments: Blinds; Impact Glass
Maintenance Fee Incl:
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Gas; Refrigerator; Washer; Water Heater - Elec
Private Pool: Auto Chlorinator; Heated; Inground; Pool Size (W x L): 15x30
Parking: Drive - Circular; Garage - Attached
Lot Description: < 1/4 Acre; Public Road
Subdiv. Amenities:
Exterior Features: Auto Sprinkler; Fence
Interior Features: Built-in Shelves; Closet Cabinets; Cook Island; French Door; Split Bedroom; Walk-in Closet; Wet Bar
Directions: Bayview Drive North of Oakland to NE 36th Street, East to property.
Public Remarks: Absolutely stunning renovation with the emphasis on quality! Approx \$700,000 spent within the last few years to make this residence a perfect 10! Rich marble flooring throughout, amazing gourmet kitchen w/ over-sized granite counter, high-end appliances w/ 6-burner Jenn-Aire gas stove. Spacious master bed w/ his/hers walk-in custom closets, sumptuous bath w/ double vanities, soaking tub & glass enclosed shower. Gas heated pool/spa w/ fountains, 100 ft concrete dock & just three lots from the Intracoastal!

Residential Customer Report

Address: 3090 NE 47th Street, Fort Lauderdale, FL 33308		MLS#: FX-10042918		St: Active	List Price: \$1,790,000	
	Area: 3250 Geo Area: FTNE County: Broward Parcel ID: 494213100500 Subdivision: Coral Ridge Country Club Development Name: Model Name: Lot Dimensions: 9482 List Price Sqft: 507.23 Waterfront: Yes Waterfrontage: 85 Legal Desc: CORAL RIDGE COUNTRY CLUB ADD NO 4 53-29 B LOT 10 BLK G			Type: Single Family Detached Lot Dimensions: 9482 Type: Single Family Detached Dock: Private Pool: Yes Baths - Total: 4 Garage Spaces: 2 Ele School: Bennett Middle School: Sunrise High School: Fort Lauderdale		
	Short Sale: No			Short Sale Add:		
				REO: No		
	SqFt - Living: 3,529 BD: 4 Baths - Total: 4		SqFt - Total: 3,529 FB: 4 Year Built: 1978	Guest Hse: Baths - Half: Front Exp: N	Yr Blt: 1978 Yr Blt Des: Resale	Pool Size: Pets Allowed: Yes
	Bldg #: Total Floors/Stories: Total Units in Bldg: Ttl Units in Complex: Unit Floor #:		Governing Bodies: Land Lease: Recreation Lease: Min Days to Lease: Application Fee:	Membership Fee Amount: HOA/POA/COA (Monthly): Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2015 Taxes: 9,473 Special Assmnt:	
Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Marble; Wood Floor Furnished: Furniture Negotiable Dining Area: Dining-Living; Snack Bar Guest House: Roof: Barrel Special Info: Foreign Seller; Sold As-Is Rooms: Family; Great; Laundry-Util/Closet Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground Dining Area: Dining-Living; Snack Bar Window Treatments: Drapes; Plantation Shutters Maintenance Fee Incl: Equip/Appl Included: Central Vacuum; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Wall Oven; Washer; Water Heater - Elec; Water Softener-Owned Private Pool: Inground Parking: Covered; Driveway; Garage - Attached Lot Description: < 1/4 Acre Subdiv. Amenities: Boating; Golf Course Exterior Features: Auto Sprinkler; Awnings; Custom Lighting; Fence; Shed Interior Features: Built-in Shelves; Foyer; French Door; Pantry; Walk-in Closet		Waterfront Details: No Fixed Bridges; Ocean Access View: Canal; Intracoastal Private Pool: Inground Security: Membership: Cooling: Electric; Zoned Heating: Electric Utilities: Cable; Public Sewer; Public Water		Restrict: None HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: Terms Considered: Conventional Mobile Features:		
Directions: From Commercial, go south on Bayview Drive. Go East on NE 47th Street, house at the end of the street on the right. Public Remarks: Just reduced \$100k! Brilliantly redesigned waterfront home located 3rd lot from Intracoastal waterway. 4 bed/4 bath has been totally remodeled with stunning finishes. Chef's kitchen and Butler pantry by The Kitchenworks with top of the line appliances and leathered marble countertops. Balanced floorplan allows an abundance of light throughout, 9 ft ceilings, marble and hardwood flooring, all impact windows, french doors open to sundrenched pool area, lush tropical landscaping & fully equipped 85 ft dock.						
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Residential Customer Report

Address: 3101 NE 43rd Street, Fort Lauderdale, FL 33308

MLS#: AX-10364337

St: Active

List Price: \$1,854,000



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494224100720
Subdivision: CORAL RIDGE COUNTRY CLUB
Development Name: CORAL RIDGE COUNTRY
Model Name:
Lot Dimensions:
List Price Sqft: 483.32
Waterfront: Yes
Waterfrontage: 80

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3.1
Garage Spaces: 2
Ele School: Bennett
Middle School: Sunrise
High School: Fort Lauderdale

Legal Desc: CORAL RIDGE COUNTRY CLUB ADD NO 3 52-14 B PT LOT 16 IN SEC 19-49-43 BLK K
Short Sale: No

Short Sale Add:

REO: Yes

SqFt - Living: 3,836	SqFt - Total: 5,935	Guest Hse:	Yr Blt: 1988	Pool Size: 15X30
BD: 4	FB: 3	Baths - Half: 1	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3.1	Year Built: 1988	Front Exp: SE		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 22,896
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors; Mediterranean	Waterfront Details: Interior Canal; Ocean Access	Restrict: Lease OK; Pet Restrictions
Construction: CBS; Other	View: Canal; Intracoastal; Pool; Other	HOPA: No Hopa
Unit Desc:	Private Pool: Equipment Included; Freeform; Gunite; Inground; Pool Size (W x L): 15X30	Boat Services: Private Dock
Flooring: Carpet; Marble	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: City/County
Dining Area: Breakfast Area; Formal; Snack Bar	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Cash; Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Barrel	Utilities: Cable; Public Sewer; Public Water	
Special Info: Sold As-Is		

Rooms: Family; Laundry-Util/Closet
Master Bedroom/Bath: Bidet; Dual Sinks; Mstr Bdrm - Sitting; Mstr Bdrm - Upstairs; Separate Shower; Separate Tub; Whirlpool Spa
Dining Area: Breakfast Area; Formal; Snack Bar
Window Treatments:
Maintenance Fee Incl:
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Range - Gas; Refrigerator; Washer; Water Heater - Elec
Private Pool: Equipment Included; Freeform; Gunite; Inground; Pool Size (W x L): 15X30
Parking: Drive - Circular; Driveway; Garage - Attached
Lot Description: 1/4 to 1/2 Acre
Subdiv. Amenities:
Exterior Features: Built-in Grill; Deck; Fence; Manual Sprinkler; Open Balcony
Interior Features: Built-in Shelves; Ctdrl/Vault Ceilings; Fireplace(s); Foyer; French Door; Pantry; Roman Tub; Walk-in Closet

Directions: From Bayview Drive turn east on 43 St and the house will be on your left.
Public Remarks: PRIME WATERFRONT LOCATION with intracoastal views! Resort style living, freshly remodeled 4 bedroom, 3.5 bath. Enter through courtyard area with water feature & lush landscaping. This home includes gourmet kitchen with designer cabinets, granite counter tops, wolf gas stove, sub zero refrigerator & breakfast bar area. Formal dining & living room with fireplace. Large family room with pool views. Enter up the staircase to a large loft area with balcony access, this room can be used as an additional family room, etc. Spacious master bedroom with fireplace, his & hers walk in closets, luxurious master bath with Jacuzzi tub, his her vanities & spa shower. Master overlooks pool and water views. Entertainers dream home with newly built outdoor kitchen, pool, patio & waterfront dockage.

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Residential Customer Report

Address: 2841 NE 37th Court, Fort Lauderdale, FL 33308

MLS#: FX-10085911

St: Active

List Price: \$1,950,000



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494224071100
Subdivision: Coral Ridge Country Club
Development Name: Coral Ridge
Model Name:
Lot Dimensions: 125x125 Irregular
List Price Sqft: 462.19
Waterfront: Yes
Waterfrontage: 125
Legal Desc: CORAL RIDGE COUNTRY CLUB SUB 36-30 B LOT 11 BLK E

Type: Single Family Detached
Lot Dimensions: 125x125 Irregular
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 4.1
Garage Spaces: 2

Short Sale Add:

REO: No

SqFt - Living: 4,219	SqFt - Total:	Guest Hse:	Yr Blt: 1964	Pool Size: 00x00
BD: 3	FB: 4	Baths - Half: 1	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 4.1	Year Built: 1964	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 12,682
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Seawall	Restrict: None
Construction: CBS	View: Canal; Intracoastal	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 00x00	Boat Services: Private Dock
Flooring: Carpet; Parquet Floor; Tile; Wood Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Formal	Cooling: Central; Electric	Terms Considered: Conventional; Exchange
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Flat Tile	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Den/Office; Family; Laundry-Util/Closet		
Master Bedroom/Bath: Bidet; Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub		
Dining Area: Formal		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Disposal; Range - Electric		
Private Pool: Inground; Pool Size (W x L): 00x00		
Parking: Drive - Circular; Garage - Attached		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Auto Sprinkler; Deck; Open Balcony		
Interior Features: Fireplace(s); Wet Bar		

Directions: Bayview Drive to 37th Court, go East to property

Public Remarks: 125 feet on the waterway. One house off the point. Open floor plan. Spacious kitchen w/white cabinets. Huge family room w/ fireplace. Separate guest suite w/ kitchenette. Back patio has Chicago bricks, summer kitchen, & Tiki hut. Gated front yard.

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Residential Customer Report

Address: 2873 NE 35th Court, Fort Lauderdale, FL 33308

MLS#: FX-10067276

St: Active

List Price: \$1,890,000



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494224070450
Subdivision: CORAL RIDGE COUNTRY CLUB
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 409.62
Waterfront: Yes
Waterfrontage: 100

Legal Desc: CORAL RIDGE COUNTRY CLUB
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 5.1
Garage Spaces: 2
Ele School: Bennett
Middle School: Sunrise
High School: Fort Lauderdale

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 4,614
BD: 6
Baths - Total: 5.1

SqFt - Total: 5,644
FB: 5
Year Built: 1989

Guest Hse:
Baths - Half: 1
Front Exp: S

Yr Blt: 1989
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 17,838
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Carpet; Tile; Wood Floor
Furnished:
Dining Area: Eat-In Kitchen; Formal; Snack Bar
Guest House:
Roof: Barrel
Special Info: Sold As-Is

Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width 81 - 120
View: Canal
Private Pool: Heated; Inground
Security:
Membership:
Cooling: Central
Heating: Central
Utilities: Cable; Public Sewer; Public Water

Restrict: None
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Rooms: Den/Office; Family
Master Bedroom/Bath: Dual Sinks; Separate Shower; Separate Tub
Dining Area: Eat-In Kitchen; Formal; Snack Bar
Window Treatments: Blinds; Impact Glass
Maintenance Fee Incl:
Equip/Apppl Included: Dishwasher; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Washer
Private Pool: Heated; Inground
Parking: Drive - Circular; Garage - Attached
Lot Description: < 1/4 Acre
Subdiv. Amenities:
Exterior Features: Built-in Grill; Custom Lighting
Interior Features: Built-in Shelves; Foyer; Volume Ceiling; Walk-in Closet

Directions:

Public Remarks: Large home completely remodeled in last few years to exacting detail. Incredible location offers 100 feet of Deepwater on a wide canal with great Intracoastal views. Extensive renovations include newer roof and seawall, all Hurricane Impact windows and doors plus all mechanical items. Newer kitchen, master suite and flooring throughout. Incredible backyard space offers large covered porch, summer kitchen with covered roof. Whole house generator. Huge master has massive closets. Great storage.

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Residential Customer Report

Address: 3101 NE 46th Street, Fort Lauderdale, FL 33308

MLS#: FX-10086286

St: Active

List Price: \$1,695,000



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494318140020
Subdivision: Coral Ridge Country Club
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 339
Waterfront: Yes
Waterfrontage: 85

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 4.1
Garage Spaces: 2

			Legal Desc: CORAL RIDGE COUNTRY CLUB ADD NO 4 REPLAT LOTS 11-15 BLK H 63-31 B PARCEL B BLK H																				
			Short Sale: No						Short Sale Add:						REO: No								
Master Bedroom			17	X	17	Living Room			30	X	19	Dining Room			13	X	11	Kitchen			21	X	19
Bedroom 2			16	X	17	Bedroom 4			18	X	18							Dining Area			14	X	15
Bedroom 3			16	X	17	Bedroom 5			14	X	13							Family Room			35	X	13
SqFt - Living: 5,000			SqFt - Total: 5,367						Guest Hse:			Yr Blt: 1970						Pool Size: 40x15					
BD: 5			FB: 4						Baths - Half: 1			Yr Blt Des: Resale						Pets Allowed: Yes					
Baths - Total: 4.1			Year Built: 1970						Front Exp: S														

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 17,902
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal	Restrict: None
Construction: CBS	View: Canal; Intracoastal	HOPA: No Hopa
Unit Desc:	Private Pool: Heated; Inground; Pool Size (W x L): 40x15	Boat Services:
Flooring: Tile; Wood Floor	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area: Breakfast Area; Formal; Snack Bar	Cooling: Ceiling Fan; Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: S-Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info:		
Rooms: Den/Office; Family; Laundry-Util/Closet; Recreation		
Master Bedroom/Bath: Dual Sinks; Separate Shower; Separate Tub		
Dining Area: Breakfast Area; Formal; Snack Bar		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector		
Private Pool: Heated; Inground; Pool Size (W x L): 40x15		
Parking: Driveway; Garage - Attached		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Auto Sprinkler; Awnings; Fence		
Interior Features: Bar; Built-in Shelves; Foyer; Pantry; Split Bedroom; Volume Ceiling; Walk-in Closet		

Directions: GO SOUTH ON BAYVIEW FROM COMMERCIAL. GO EAST ON NE 46TH STREET. THE PROPERTY IS ON THE NORTH SIDE OF THE ROAD.
Public Remarks: ONE FROM THE POINT! MULTI LEVEL FLOOR PLAN. APPROX 5000 SQ FT 5 ZONES OF AC . PRIVATE CUL DU SAC. OVER SIZED POOL. 8 FT DEEP AND 40 FT LONG. PLUS HEATED SPA. GOURET KITCHEN, WITH BRIGHT LARGE DINING AREA. FORMAL DINING ROOM. HIGH CEILINGS. BONUS ROOM CAN BE A GAME ROOM OR A LARGE HOBBY ROOM WITH WET BAR. LOTS OF STORAGE AREA. THIS HOME IS WIRED FOR A GENERATOR. 2 BLOCKS FROM CARDINAL GIBBONS, WESTMINSTER AND CHRIST CHURCH AND PINE CREST. SECURITY SYSTEM. 2 CAR GARAGE. THIS IS A GREAT FAMILY HOME.

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Residential Customer Report

Address: 3530 Bayview Drive, Fort Lauderdale, FL 33308

MLS#: FX-10017797

St: Active

List Price: \$1,150,000



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494224070540
Subdivision: Coral Ridge Country Club
Development Name:
Model Name:
Lot Dimensions: 16373
List Price Sqft:
Waterfront: Yes
Waterfrontage: 37

Type: Single Family Detached
Lot Dimensions: 16373
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3.1
Garage Spaces: 2
Ele School: Bayview
Middle School: Sunrise
High School: Fort Lauderdale

Legal Desc: CORAL RIDGE COUNTRY CLUB SUB 36-30 B LOT 26 BLK B

Short Sale: No

Short Sale Add:

REO: No

Bedroom 4	in ma	X	Florida Room	600 s	X
SqFt - Living:	SqFt - Total: 4,300	Guest Hse:	Yr Blt: 1965	Pool Size: 40x20	
BD: 4	FB: 3	Baths - Half: 1	Yr Blt Des: Resale	Pets Allowed: Yes	
Baths - Total: 3.1	Year Built: 1965	Front Exp: SW			

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 11,800
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Navigable; No Fixed Bridges; Ocean Access; Canal Width 1 - 80	Restrict: None
Construction: Block; Concrete	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Auto Chlorinator; Concrete; Inground; Pool Size (W x L): 40x20	Boat Services: Private Dock; Dock Available
Flooring: Marble; Tile	Security:	Guest House: 1 Bath; 1 Bedrooms
Furnished: Furniture Negotiable	Membership: Golf Equity Avlbl	Taxes: Homestead
Dining Area: Dining Family; Dining-Florida; Dining/Kitchen	Cooling: Ceiling Fan; Central; Zoned	Terms Considered: Conventional; FHA
Guest House: 1 Bath; 1 Bedrooms	Heating: Electric; Solar; Window/Wall	Mobile Features:
Roof: Flat Tile	Utilities: Public Sewer; Public Water	
Special Info: Sold As-Is		

Rooms: Family; Florida; Laundry-Util/Closet
Master Bedroom/Bath: 2 Master Baths; Dual Sinks; Mstr Bdrm - Ground
Dining Area: Dining Family; Dining-Florida; Dining/Kitchen
Window Treatments: Blinds; Electric Shutters; Sliding
Maintenance Fee Incl:
Equip/Apppl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Range - Electric; Refrigerator; Solar Water Heater; Water Heater - Elec
Private Pool: Auto Chlorinator; Concrete; Inground; Pool Size (W x L): 40x20
Parking: Driveway; Garage - Attached; Guest; RV/Boat
Lot Description: East of US-1; Corner Lot
Subdiv. Amenities: Boating; Sidewalks; Street Lights
Exterior Features: Custom Lighting; Deck; Fence
Interior Features: Custom Mirror; Sky Light(s); Split Bedroom

Directions: driveway entrance is on 35th court.
Public Remarks: Spacious home on a beautiful corner lot with direct ocean access. The gated property is totally enclosed by a brick and cement wall , extensive driveway,a large front yard and a great back yard with oversize pool and canal view.The open floor plan features formal living room , large family room, dining room and a spacious Florida room with 4 skylights.All windows have electric shutters. Plenty of room to expand and great opportunity to design.Mature trees and flowering bushes surround the property.

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Residential Customer Report

Address: 1806 NE 22nd Ter, Fort Lauderdale, FL 33305

MLS#: FX-10075008

St: Active

List Price: \$1,080,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494236150170
Subdivision: Bal Harbour 40-47 B
Development Name: BAL HARBOUR
Model Name: One of a Kind Custom
Lot Dimensions:
List Price Sqft: 616.09
Waterfront: Yes
Waterfrontage: 75
Legal Desc: BAL HARBOUR 40-47 B LOT 17

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 3
Garage Spaces: 1

Short Sale: No		Short Sale Add:		REO: No
SqFt - Living: 1,753	SqFt - Total: 2,081	Guest Hse:	Yr Blt: 1968	Pool Size:
BD: 4	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1968	Front Exp: W		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly): 12.5	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 10,642
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Ocean Access; One Bridge	Restrict: Lease OK; No Lease; Pet Restrictions
Construction: CBS	View: Other	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services: Private Dock; Hoist/Davit
Flooring: Marble; Other	Security: Entry Card	Guest House:
Furnished:	Membership:	Taxes:
Dining Area: Dining Family; Snack Bar	Cooling: Ceiling Fan; Electric	Terms Considered: Conventional; FHA
Guest House:	Heating: Electric	Mobile Features:
Roof: Barrel	Utilities: Cable; Public Sewer; Public Water	
Special Info:		
Rooms: Den/Office; Florida; Util-Garage		
Master Bedroom/Bath: 2 Master Baths; Mstr Bdrm - Ground; Mstr Bdrm - Upstairs		
Dining Area: Dining Family; Snack Bar		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Range - Electric; Refrigerator; Washer		
Private Pool:		
Parking: Drive - Circular; Driveway; Garage - Attached		
Lot Description: < 1/4 Acre; Paved Road; Private Road		
Subdiv. Amenities:		
Exterior Features: Custom Lighting; Open Balcony; Open Porch; Shutters		
Interior Features: Built-in Shelves; French Door; Split Bedroom; Walk-in Closet		

Directions: SUNRISE TO US 1. US 1 NORTH TO 19TH ST (SOUTH OF WHOLEFOODS). EAST ON 19TH STREET INTO BAL HARBOR. RIGHT ON 22ND TERR. 2ND HOUSE ON YOUR LEFT.
Public Remarks: Stunning 4 bed/3 bath home in gated Bal Harbor. 75 feet of tranquil water bordering an open patio & yard. 20 foot dock with 1 fixed bridge for ocean access at Sunrise improved to 13ft/10ft low/high tide. Marble floors throughout this triple split floor plan. Upgraded throughout. Open living area and Florida room with serene water views. Double master plan, water views in both. One master ground floor and the second atop a spiral stair case with private balcony. Fully approved by FLL for Air BNB rental.

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Residential Customer Report

Address: 2219 NE 16th Court, Fort Lauderdale, FL 33305 MLS#: AX-10374326 St: Active List Price: \$999,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494236150410
Subdivision: BAL HARBOUR
Development Name: BAL HARBOUR
Model Name:
Lot Dimensions:
List Price Sqft: 567.94
Waterfront: Yes
Waterfrontage: 120
Legal Desc: BAL HARBOUR 40-47 B LOT 40

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 3
Ele School: Bennett
Middle School: Sunrise
High School: Fort Lauderdale

Short Sale: No		Short Sale Add:		REO: No
SqFt - Living: 1,759	SqFt - Total: 2,730	Guest Hse:	Yr Blt: 1969	Pool Size: 15X30
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1969	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 5,005
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal	Restrict:
Construction: Block; Brick; Concrete	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 15X30	Boat Services: Private Dock
Flooring: Wood Floor	Security: Gate - Manned; Security Patrol	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Breakfast Area; Formal	Cooling: Central	Terms Considered: Cash; Conventional; FHA; VA
Guest House:	Heating: Central	Mobile Features:
Roof: Other	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Den/Office; Family; Florida; Util-Garage		
Master Bedroom/Bath:		
Dining Area: Breakfast Area; Formal		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Dryer; Range - Electric; Refrigerator; Washer		
Private Pool: Inground; Pool Size (W x L): 15X30		
Parking: Driveway; Garage - Attached		
Lot Description: < 1/4 Acre; Paved Road; Public Road		
Subdiv. Amenities:		
Exterior Features: Custom Lighting; Deck; Fence; Fruit Tree(s)		
Interior Features: Built-in Shelves; Pantry; Split Bedroom		

Directions:
Public Remarks: Bring your boat to the gated community of Bal Harbors finest pool home on Middle River with over 100 ft of waterfront with ocean access. Features include: 3 bedrooms, 2 bathrooms, large sunroom, formal dining room, living room, family room, breakfast nook, spacious 2.5 car garage, long paved driveway, and lush landscaping. Open living area and Florida room with serene water views and over sized pool with waterfall. Close to private schools. Close to restaurants ,shopping, airport, beach, and located east of US1.

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Residential Customer Report

Address: 2817 NE 25th Street, Fort Lauderdale, FL 33305

MLS#: FX-10058201

St: Active

List Price: \$1,299,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494225034120
Subdivision: Coral Ridge Galt Add 27-4
Development Name:
Model Name:
Lot Dimensions: 100 x 100
List Price Sqft: 714.91
Waterfront: Yes
Waterfrontage: 100
Legal Description: CORAL RIDGE GALT ADD

Type: Single Family Detached
Lot Dimensions: 100 x 100
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2.1
Garage Spaces: 2
Ele School: Bayview
Middle School: Sunrise
High School: Fort Lauderdale

Legal Desc: CORAL RIDGE GALT ADD 27-46 B LOT 3 BLK 30

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	15x12	X	Living Room	20x18	X	Kitchen	11x15	X
Bedroom 2	15x14	X				Dining Area	18x11	X
Bedroom 3	12x16	X				Family Room	16x15	X

SqFt - Living: 1,817	SqFt - Total: 2,367	Guest Hse:	Yr Blt: 1959	Pool Size: 17x30
BD: 3	FB: 2	Baths - Half: 1	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2.1	Year Built: 1959	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 7,635
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	

Design: < 4 Floors	Waterfront Details: No Fixed Bridges; Ocean Access; Canal Width 81 - 120	Restrict: Lease OK; None
Construction: CBS	View:	HOPA: Yes-Unverified
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 17x30	Boat Services:
Flooring: Carpet; Tile; Wood Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Dining Family; Snack Bar	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: Flat Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info:		
Rooms: Florida		
Master Bedroom/Bath:		
Dining Area: Dining Family; Snack Bar		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer		
Private Pool: Inground; Pool Size (W x L): 17x30		
Parking: Drive - Circular; Garage - Attached		
Lot Description: < 1/4 Acre; Public Road		
Subdiv. Amenities:		
Exterior Features:		
Interior Features: Split Bedroom		

Directions: Bayview Drive to NE 25th Street

Public Remarks: Coral Ridge waterfront home nicely maintained w/ upgraded impact windows. Newer kitchen, AC & roof. Large pool, 2 car garage, brick paver circular driveway, and extra large guest bedrooms. Home has an open, informal design great for entertaining. Lots of cross ventilation for those gorgeous Florida days and nights. Super close to Galleria restaurants and shops. Priced to sell.

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Residential Customer Report

Address: 1223 Seminole Drive, Fort Lauderdale, FL 33304

MLS#: AX-10318761

St: Active

List Price: \$1,610,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494236080330
Subdivision: BEACHWAY HEIGHTS UNIT B
Development Name:
Model Name:
Lot Dimensions: 97x124
List Price Sqft: 809.45
Waterfront: Yes
Waterfrontage: 97
Legal Desc: BEACH WAY HEIGHTS UNIT B 25-27 B LOT 36

Type: Single Family Detached
Lot Dimensions: 97x124
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 3
Garage Spaces: 2
Ele School: Bayview
Middle School: Sunrise
High School: Fort Lauderdale

Short Sale: No				Short Sale Add:				REO: No			
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Master Bedroom	15	X	17	Patio/Balcony	24	X	26	Kitchen	9	X	15	Utility Room	7	X	13
Bedroom 2	12	X	13					Family Room	17	X	28				
Bedroom 3	12	X	16												

SqFt - Living: 1,989	SqFt - Total: 2,483	Guest Hse:	Yr Blt: 1952	Pool Size:
BD: 3	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1952	Front Exp: SE		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 17,413
Tri Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: No Fixed Bridges; Ocean Access; Seawall; Canal Width 121+	Restrict:
Construction: Block; Concrete	View: Canal; Lagoon	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services: Private Dock
Flooring: Tile; Wood Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: No Homestead
Dining Area:	Cooling: Central	Terms Considered: Cash; Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: Flat Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info: Sold As-Is		
Rooms: Den/Office; Great		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area:		
Window Treatments: Blinds; Impact Glass		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec		
Private Pool:		
Parking: Drive - Circular; Garage - Attached; Guest		
Lot Description: 1/4 to 1/2 Acre; Public Road		
Subdiv. Amenities:		
Exterior Features: Auto Sprinkler; Awnings; Custom Lighting; Deck; Fence		
Interior Features: Fireplace(s); Split Bedroom		

Directions: From I95, take Sunrise Blvd east and turn left on Bayview then right turn on 12th Street and left turn on Seminole Drive to property on address.
Public Remarks: Charming & original Florida style 3-bedrooms/3-baths/2-car garage home with Great Room and 2 suites overlooking the water.Enjoy stunning water views of Lake Seminole from the moment you enter this lovely home. 97 feet of deepwater frontage on a wide turning basin. 300 foot view across Lake Seminole & no fixed bridge ocean access.New Carrier A/C installed Jan 2017.(2)-water meters.Orig terrazzo fl with Brazilian cherry wood fl installed on top.Super nice wide impact windows thru-out the home.Huge backyard for children/pets with paver patio & large awning.Prof. landscaped & maintained.Located in Bayview elementary school district & Coral Ridge Yacht club. Ideally located within walking distance to Galleria Mall, beach, George English park, Birch Florida park (tennis cts) & many restaurants.
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Residential Customer Report

Address: 2727 Yacht Club Boulevard 3E, Fort Lauderdale, FL 33304

MLS#: FX-10094646

St: Active

List Price: \$690,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494236NT0160
Subdivision: Sunrise Bay Club
Development Name: Sunrise Bay Club
Model Name:
Lot Dimensions:
List Price Sqft: 333.33
Waterfront: Yes
Waterfrontage:
Legal Desc: SUNRISE BAY CLUB CO-

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 3
Garage Spaces:

Legal Desc: SUNRISE BAY CLUB CO-OP UNIT 3E

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,070
BD: 3
Baths - Total: 3

SqFt - Total:
FB: 3
Year Built: 1960

Guest Hse:
Baths - Half:
Front Exp: S

Yr Blt: 1960
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 3
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #: 3

Governing Bodies: Co-Op
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 365
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 616.67

Serial #:
Tax Year: 2017
Taxes: 4,989
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design:

Construction: CBS
Unit Desc: Corner; Penthouse
Flooring: Tile

Furnished: ☐ **Unfurnished:** ☒
Dining Area: ☒ Dining-Living
Guest House: ☐

Roof:
Special Info:
Rooms: Florida; Glass Porch; Laundry-Util/Closet; Storage
Master Bedroom/Bath: Bidet

Dining Area: Dining-Living
Window Treatments: Blinds; Impact Glass; Plantation Shutters; Sliding

Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Lawn Care; Maintenance-Exterior; Pest Control; Pool Service; Reserve Funds; Roof Maintenance; Sewer; Trash Removal; Water
Equip/App'l Included: Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer

Private Pool: Heated
Parking: 2+ Spaces; No Motorcycle

Subdiv. Amenities: Boating; Common Laundry; Elevator; Extra Storage; Picnic Area; Pool; Street Lights

Exterior Features: Deck

Interior Features: Built-in Shelves; Elevator; Split Bedroom; Upstairs Living Area; Walk-in Closet

Directions: Sunrise Blvd East to Bayview Drive. Left (North) to Yacht Club Blvd Right (East) to the end
Public Remarks: Step inside this one of a kind, waterfront beauty! Panoramic water views of bay & Int

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Residential Customer Report

Address: 2500 NE 22nd Ter, Fort Lauderdale, FL 33305

MLS#: FX-10090248

St: Active

List Price: \$985,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494225210330
Subdivision: BAL HARBOUR
Development Name: North Bal Harbour
Model Name:
Lot Dimensions:
List Price Sqft: 434.88
Waterfront: Yes
Waterfrontage: 110
Legal Desc: NORTH BAL HARBOUR 45-3 B LOT 103
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 4
Garage Spaces:

Short Sale Add:

REO: No

SqFt - Living: 2,265	SqFt - Total:	Guest Hse:	Yr Blt: 1964	Pool Size: 15x30
BD: 4	FB: 4	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 4	Year Built: 1964	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly): 12.5	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 13,210
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Ocean Access; One Bridge; River	Restrict: None
Construction: Block; Concrete	View: River	HOPA: No Hopa
Unit Desc:	Private Pool: Gunite; Heated; Inground; Screened; Pool Size (W x L): 15x30	Boat Services:
Flooring: Tile	Security: Gate - Manned	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area: Eat-In Kitchen	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: Barrel	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Laundry-Util/Closet		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area: Eat-In Kitchen		
Window Treatments: Blinds		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool: Gunite; Heated; Inground; Screened; Pool Size (W x L): 15x30		
Parking: Drive - Circular		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Auto Sprinkler; Fence; Screen Porch; Shutters		
Interior Features: Built-in Shelves; Split Bedroom; Walk-in Closet		

Directions: From Federal Highway North, East on NE 19th Street, through gate, left on NE 22nd Terrace to home almost at the end of the culdesac on your right.
Public Remarks: Situated on the Middle River with over 100 ft of ocean access waterfront, you will find this four bedroom, four bath updated home in the coveted, gated community of Bal Harbour just east of Federal Highway. Large updated open kitchen overlooking the heated pool and water beyond, open living room area also with water and pool views and four bedroom and four baths complete this home. The Sunrise Bridge is your only fixed bridge with over a ten foot clearance to the sea. Walk to Whole Foods and much more.

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Residential Customer Report

Address: 2816 NE 24th Place, Fort Lauderdale, FL 33305

MLS#: FX-10092621

St: Active

List Price: \$1,275,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494225033770
Subdivision: Coral Ridge Galt Add 27-4
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 522.76
Waterfront: Yes
Waterfrontage: 100
Legal Desc: CORAL RIDGE GALT ADD 27-46 B LOT 10 BLK 27

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 1
Ele School: Bayview
Middle School: Sunrise
High School: Fort Lauderdale

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,439
BD: 4
Baths - Total: 3

SqFt - Total: 2,439
FB: 3
Year Built: 1954

Guest Hse:
Baths - Half:
Front Exp: N

Yr Blt: 1954
Yr Blt Des: New Construction

Pool Size: 16x32
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 21,015
Special Assmnt:

Design: < 4 Floors
Construction: CBS; Frame/Stucco; Piling
Unit Desc:
Flooring: Marble; Terrazzo Floor
Furnished:
Dining Area:
Guest House:
Roof: Barrel; Flat Tile
Special Info:

Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width 81 - 120
View: Canal; Garden
Private Pool: Auto Chlorinator; Concrete; Heated; Inground; Pool Size (W x L): 16x32
Security:
Membership:
Cooling: Electric
Heating: Central
Utilities: Public Sewer; Public Water

Restrict: None
HOPA: No Hopa
Boat Services:
Guest House:
Taxes:
Terms Considered: Conventional
Mobile Features:

Rooms: Den/Office; Laundry-Util/Closet
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground
Dining Area:

Window Treatments: Blinds

Maintenance Fee Incl:

Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec

Private Pool: Auto Chlorinator; Concrete; Heated; Inground; Pool Size (W x L): 16x32

Parking: Carport - Attached; Drive - Circular; Garage - Attached

Lot Description: < 1/4 Acre

Subdiv. Amenities:

Exterior Features: Auto Sprinkler; Awnings; Custom Lighting; Extra Building; Fence; Outdoor Shower; Shed

Interior Features: Built-in Shelves; Closet Cabinets; Split Bedroom; Walk-in Closet

Directions:

Public Remarks: MODERN 4 BED/3 BATH FULLY REMODELED BOATER'S PARADISE WITH 100' CANAL AND SOUTH EXPOSURE. WALK TO THE GALLERIA MALL, BAYVIEW SCHOOL AND MINUTES TO THE BEACH. LIVE THE WATERFRONT DREAM IN THIS MODERN HOME WITH ALL MARBLE AND TERAZO FLOORS, MODERN BATHROOMS, OPEN KITCHEN AND LIVING AREAS OVERLOOKING THE POOL AND THE CANAL. THIS IS A GREAT HOUSE THAT IS METICULOUSLY MAINTAINED.SHOW IT AND YOU WILL SELL IT!

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Residential Customer Report

Address: 2259 NE 20th Street, Fort Lauderdale, FL 33305

MLS#: FX-10090350


St: Active

List Price: \$1,500,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494225210530
Subdivision: North Bal Harbour 45-3 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 600
Waterfront: Yes
Waterfrontage: 70
Legal Desc: NORTH BAL HARBOUR 45-3 B LOT 123

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 2

				Short Sale: No								Short Sale Add:								REO: No														
Master Bedroom				16	X	16	Living Room				22	X	20	Dining Room				16	X	14	Kitchen				28	X	13	Utility Room				7	X	7
Bedroom 2				15	X	14									Patio/Balcony				35	X	10													
Bedroom 3				15	X	13																												

SqFt - Living: 2,500	SqFt - Total: 3,600	Guest Hse:	Yr Blt: 1969	Pool Size:
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1969	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 11,497
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: No Fixed Bridges; Ocean Access	Restrict: None
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services:
Flooring: Ceramic Tile	Security: Security Patrol	Guest House:
Furnished: Unfurnished	Membership:	Taxes: City/County
Dining Area: Breakfast Area; Formal; Snack Bar	Cooling: Ceiling Fan; Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: Flat Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info:		
Rooms: Laundry-Util/Closet		
Master Bedroom/Bath: Dual Sinks; Separate Shower; Separate Tub; Whirlpool Spa		
Dining Area: Breakfast Area; Formal; Snack Bar		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec		
Private Pool:		
Parking: Drive - Circular		
Lot Description: < 1/4 Acre		
Subdiv. Amenities: Sidewalks		
Exterior Features: Auto Sprinkler; Custom Lighting		
Interior Features: Built-in Shelves; Cook Island; Cldrl/Vault Ceilings; Laundry Tub; Pantry; Walk-in Closet		

Directions: Federal Highway to NE 19 Street, East to guard gate entry, first left onto NE 22 Terrace, next right onto NE 20 Street, 4th house on left side.
Public Remarks: Construction just completed! Gorgeous modern architectural design with an amazing waterfront view. Located in sought after gated community of BAI Harbour, walking distance to restaurants and shops. Very high end custom home with EVERYTHING brand new. Open floor plan with great views from every room. Very large great room with 11 foot ceiling. Huge chefs kitchen with gourmet appliances including gas cooktop. Very large masterbath with double walk-in closets.
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Residential Customer Report

Address: 2843 NE 29th Street, Fort Lauderdale, FL 33306

MLS#: FX-10091007

St: Active

List Price: \$999,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494225041630
Subdivision: CORAL RIDGE
Development Name: CORAL RIDGE
Model Name:
Lot Dimensions: 10,004
List Price Sqft: 380.86
Waterfront: Yes
Waterfrontage: 100
Legal Desc: CORAL RIDGE GALT ADD NO 1 31-37 B LOT 8 BLK 43

Type: Single Family Detached
Lot Dimensions: 10,004
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2
Ele School: Bayview
Middle School: Sunrise
High School: Fort Lauderdale

Short Sale: No		Short Sale Add:		REO: No
SqFt - Living: 2,623	SqFt - Total: 3,127	Guest Hse:	Yr Blt: 1973	Pool Size:
BD: 4	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1973	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 7,972
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access	Restrict: Pet Restrictions
Construction: CBS	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Inground	Boat Services: Private Dock; Lift
Flooring: Carpet; Tile	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area: Breakfast Area; Formal; Snack Bar	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: Flat Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info: Sold As-Is		
Rooms: Den/Office; Family		
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground		
Dining Area: Breakfast Area; Formal; Snack Bar		
Window Treatments: Blinds		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Dryer; Microwave; Refrigerator; Washer		
Private Pool: Inground		
Parking: Drive - Circular; Garage - Attached		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Custom Lighting		
Interior Features: Foyer; Split Bedroom; Walk-in Closet		

Directions:

Public Remarks: Fantastic opportunity in Coral Ridge (Bayview school district). 100 ft of waterfront with boatlift on a wide canal with no fixed bridges. Features include large open living spaces, split bedroom floorplan, huge backyard with pool and more! Perfect for a custom renovation or build your dream home.

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Residential Customer Report

Address: 2849 NE 25th Street, Fort Lauderdale, FL 33305

MLS#: FX-10082918


St: Active

List Price: \$1,195,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494225034160
Subdivision: Coral Ridge Galt Add 27-4
Development Name: Coral Ridge
Model Name: Opportunity Abounds
Lot Dimensions:
List Price Sqft: 425.42
Waterfront: Yes
Waterfrontage: 100
Legal Desc: CORAL RIDGE GALT ADD 27-46 B LOT 7 BLK 30

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2
Ele School: Bayview
Middle School: Sunrise
High School: Fort Lauderdale

				Short Sale: No										Short Sale Add:										REO: No												
Master Bedroom				15	X	15	Living Room				30	X	18	Dining Room				14	X	11	Kitchen				18	X	11	Utility Room				17	X	5		
Bedroom 2				15	X	15											Patio/Balcony				39	X	24													
Bedroom 3				15	X	12																														

SqFt - Living: 2,809	SqFt - Total: 3,350	Guest Hse:	Yr Blt: 1962	Pool Size: 29x14
BD: 3	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1962	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 7,793
Trl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors; Ranch	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access	Restrict: None
Construction: Block; CBS; Concrete; Frame; Other	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Equipment Included; Inground; Screened; Pool Size (W x L): 29x14	Boat Services: Private Dock
Flooring: Carpet; Ceramic Tile; Marble; Vinyl Floor	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area: Eat-In Kitchen; Formal	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Flat Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info:		
Rooms: Den/Office; Laundry-Util/Closet; Maid/In-Law		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area: Eat-In Kitchen; Formal		
Window Treatments: Plantation Shutters; Single Hung Metal; Sliding		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Wall Oven; Washer; Water Heater - Elec		
Private Pool: Equipment Included; Inground; Screened; Pool Size (W x L): 29x14		
Parking: Drive - Circular; Garage - Attached; Guest		
Lot Description: < 1/4 Acre; Paved Road; Public Road		
Subdiv. Amenities:		
Exterior Features: Auto Sprinkler; Built-in Grill; Deck; Fence; Shutters		
Interior Features: Built-in Shelves; Foyer; Laundry Tub		

Directions: Sunrise Blvd to Bayview Drive, north to NE 25 Street, east to house on the left.Oakland Park Blvd to Bayview Drive, south to Ne 25 Street, east to house on the left. House next door to the west closed recently for \$1,100,000 and has been demolished.

Public Remarks: The First time on the market in 52 years! Immaculate waterfront home with generous dimensions set in the heart of East Coral Ridge. Impeccably maintained ranch could be renovated to enhance features that include immense living room; formal dining room and triple split bedrooms centered around screened pool enclosure with deep eaves for al fresco entertaining. Manicured gardens lead to 100' water frontage & 90' dock with ocean access - Or - take advantage of rising neighborhood values and build new.

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Residential Customer Report

Address: 2830 NE 27th Street, Fort Lauderdale, FL 33306

MLS#: FX-10055723

St: Active

List Price: \$1,299,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494225040830
Subdivision: CORAL RIDGE
Development Name: CORAL RIDGE
Model Name:
Lot Dimensions:
List Price Sqft: 427.3
Waterfront: Yes
Waterfrontage: 100
Legal Desc: CORAL RIDGE GALT AI
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2
Ele School: Bayview

Short Sale Add:

REO: No

SqFt - Living: 3,040	SqFt - Total: 3,040	Guest Hse:	Yr Blt: 1963	Pool Size:
BD: 4	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1963	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 15,599
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: No Fixed Bridges; Canal Width 81 - 120	Restrict: None
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Inground	Boat Services: Private Dock
Flooring: Carpet; Tile	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area: Dining-Living; Snack Bar	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: Flat Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info: Sold As-Is		
Rooms: Family		
Master Bedroom/Bath: Dual Sinks		
Dining Area: Dining-Living; Snack Bar		
Window Treatments: Drapes; Impact Glass		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Washer		
Private Pool: Inground		
Parking: Drive - Circular; Garage - Attached		
Lot Description: 1/2 to < 1 Acre		
Subdiv. Amenities:		
Exterior Features:		
Interior Features: Foyer; Walk-in Closet		

Public Remarks: Enjoy stunning water views from the moment you enter this 4 bedroom 3 bath home located in the heart of Coral Ridge. Features include spacious living areas, open kitchen, hurricane impact windows & doors, separate laundry room with ample storage & more. Roof 2009, upgraded electric, newer A/C & duct work. Large backyard with covered patio, pool & tranquil water views. This home sits on 100' water on wide canal, ideal for avid boater. Dock & seawall replaced in 2015. Located in Bayview school district!

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Residential Customer Report

Address: 2222 Intracoastal Drive, Fort Lauderdale, FL 33305

MLS#: FX-10065583

St: Active

List Price: \$1,800,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494236030760
Subdivision: Coral Ridge North 28-37 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 528.48
Waterfront: Yes
Waterfrontage: 105
Legal Desc: CORAL RIDGE NORTH 28-37 B LOT 13 BLK F

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 4
Garage Spaces: 2
Ele School: Bayview
Middle School: Sunrise
High School: Fort Lauderdale

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 3,406	SqFt - Total: 3,958	Guest Hse:	Yr Blt: 1969	Pool Size: 15X30
BD: 4	FB: 4	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: Yes
Baths - Total: 4	Year Built: 1969	Front Exp: W		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 11,882
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Intracoastal; No Fixed Bridges; Seawall; Canal Width 121+	Restrict: None
Construction: CBS	View: Intracoastal	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 15X30	Boat Services:
Flooring: Carpet	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area:	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: Aluminum	Utilities: Public Sewer; Public Water	
Special Info: Sold As-Is		
Rooms: Family; Florida; Laundry-Util/Closet		
Master Bedroom/Bath: 2 Master Baths; Mstr Bdrm - Upstairs		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Washer; Water Heater - Elec		
Private Pool: Inground; Pool Size (W x L): 15X30		
Parking: Drive - Circular; Garage - Attached		
Lot Description: 1/4 to 1/2 Acre; Paved Road		
Subdiv. Amenities: Street Lights		
Exterior Features: Awnings; Open Balcony		
Interior Features:		

Directions:
Public Remarks: This 4000sqft Coral Ridge Estate built in 1970 boasts breathtaking panoramic views of the Intracoastal Waterway. Four bedroom and four baths waiting for you to update to your taste. 106 feet of waterfront, pool, balcony, two car garage. Prime location for re-development.

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Residential Customer Report

Address: 1239 Seminole Drive, Fort Lauderdale, FL 33304

MLS#: FX-10087802

St: Active

List Price: \$1,750,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494236080350
Subdivision: Coral Ridge
Development Name: Beach Way Heights
Model Name:
Lot Dimensions: 77x122x87x122
List Price Sqft: 503.02
Waterfront: Yes
Waterfrontage: 87
Legal Desc: BEACH WAY HEIGHTS UNIT B 25-27 B LOT 38
Short Sale: No

Type: Single Family Detached
Lot Dimensions: 77x122x87x122
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 4
Garage Spaces: 2
Ele School: Bayview

Short Sale Add:

REO: No

SqFt - Living: 3,479	SqFt - Total: 3,736	Guest Hse:	Yr Blt: 1951	Pool Size: 15x30
BD: 4	FB: 4	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 4	Year Built: 1951	Front Exp: S		


Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 22,132
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width 121+	Restrict:
Construction: Frame/Stucco	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 15x30	Boat Services: Lift
Flooring: Tile; Wood Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: No Homestead
Dining Area: Dining-Living	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: Flat Tile	Utilities: Public Sewer; Public Water	
Special Info:		

Rooms: Florida
Master Bedroom/Bath: Dual Sinks
Dining Area: Dining-Living
Window Treatments: Impact Glass
Maintenance Fee Incl:
Equip/Appl Included: Dishwasher; Disposal; Dryer; Range - Electric; Refrigerator; Washer
Private Pool: Inground; Pool Size (W x L): 15x30
Parking: Driveway; Garage - Attached
Lot Description: East of US-1
Subdiv. Amenities:
Exterior Features: Auto Sprinkler; Custom Lighting; Deck; Fence
Interior Features: Foyer; French Door; Volume Ceiling; Walk-in Closet
Directions: Sunrise Blvd to Bayview Drive (North), turn Right on NE 12th St at Stop sign Seminole Drive, Left to home on Left
Public Remarks: Spectacular Seminole Drive-it's all here! One level waterfront living, pool, dock, boat lift & no fixed bridges. All new impact windows and door, pool, pavers and dock decking in 2014. Walk to the beach, Galleria Mall, two parks. Close by tennis, golf & top restaurants. A-rated Bayview Elementary School.

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Residential Customer Report



Address: 2873 NE 28th Street, Fort Lauderdale, FL 33306

Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494225041350
Subdivision: CORAL RIDGE GALT
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 526.19
Waterfront: Yes
Waterfrontage: 100
Legal Desc: CORAL RIDGE GALT ADD NO 1 31-37 B LOT 14 BLK 41
Short Sale: No

MLS#: AX-10364726

St: Active

List Price: \$1,999,000

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 4.2
Garage Spaces: 2
Ele School: Bayview

Short Sale Add:

REO: No

SqFt - Living: 3,799 BD: 5 Baths - Total: 4.2	SqFt - Total: 4,985 FB: 4 Year Built: 2009	Guest Hse: Baths - Half: 2 Front Exp: S	Yr Blt: 2009 Yr Blt Des: Unknown	Pool Size: 15x30 Pets Allowed: No
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Bldg #: Total Floors/Stories: Total Units in Bldg: Ttl Units in Complex: Unit Floor #:	Governing Bodies: Land Lease: Recreation Lease: Min Days to Lease: Application Fee:	Membership Fee Amount: HOA/POA/COA (Monthly): Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2016 Taxes: 17,266 Special Assmnt:
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Design: < 4 Floors; Mediterranean
Construction: CBS
Unit Desc:
Flooring: Marble
Furnished:
Dining Area:
Guest House:
Roof: Barrel
Special Info:
Rooms: Attic; Family; Laundry-Util/Closet; Media
Master Bedroom/Bath: Bidet; Dual Sinks; Mstr Bdrm - Sitting; Mstr Bdrm - Upstairs; Separate Shower; Separate Tub
Dining Area:
Window Treatments:
Maintenance Fee Incl:
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Washer; Water Heater - Elec
Private Pool: Inground; Pool Size (W x L): 15x30
Parking: Drive - Circular; Driveway
Lot Description: < 1/4 Acre
Subdiv. Amenities:
Exterior Features: Awnings; Custom Lighting; Deck; Fence; Open Porch; Screen Porch
Interior Features: Built-in Shelves; Closet Cabinets; Decorative Fireplace; Volume Ceiling; Walk-in Closet

Waterfront Details: No Fixed Bridges; Ocean Access
View: Canal; Intracoastal
Private Pool: Inground; Pool Size (W x L): 15x30
Security:
Membership:
Cooling: Ceiling Fan; Central
Heating: Central
Utilities: Public Sewer; Public Water

Restrict:
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes: Homestead
Terms Considered: Cash; Conventional; Exchange
Mobile Features:

Directions: Bayview to 28th Street, home on the left.

Public Remarks: Just Reduced! Proudly presenting one of the nicest homes in Coral Ridge Galt. This Mediterranean modern waterfront ☐smart☐ home has beautiful water views. Features 5 bedrooms / 4 baths & 2 half baths. Interior designed to make the best indoor & outdoor living spaces. Gourmet kitchen, impact windows / doors, beautiful master suite, home theater room, working fire place, lush landscaping, and 100' on the water. Control the entire home from your mobile device with Control 4 home software. Great family neighborhood in the Bayview School zone. Deal fell through due to financing. Seller ready to move.

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Residential Customer Report

Address: 2710 NE 17th Street, Fort Lauderdale, FL 33305

MLS#: FX-10031765

St: Active

List Price: \$1,997,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494236021920
Subdivision: CORAL RIDGE
Development Name: 100 FT WATERFRONT
Model Name: Contemporary Design
Lot Dimensions: 100x125
List Price Sqft: 465.39
Waterfront: Yes
Waterfrontage: 100

Legal Desc: CORAL RIDGE 21-50 B LOT 2 BLK 15
Short Sale: No

Type: Single Family Detached
Lot Dimensions: 100x125
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 4.1
Garage Spaces: 2

	Short Sale: No										Short Sale Add:										REO: No									
	Master Bedroom		30	X	22	Living Room		21	X	16	Dining Room		18	X	14	Kitchen		20	X	13	Utility Room		13	X	9					
	Bedroom 2		12	X	12	Bedroom 4		24	X	20						Family Room		19	X	14										
	Bedroom 3		11	X	10																									

SqFt - Living: 4,291	SqFt - Total: 4,969	Guest Hse:	Yr Blt: 1990	Pool Size: 15x30
BD: 4	FB: 4	Baths - Half: 1	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 4.1	Year Built: 1990	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2015
Total Units in Bldg:	Recreation Lease:		Taxes: 31,994
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors Construction: Block; Brick; Concrete Unit Desc: Flooring: Marble Furnished: Dining Area: Formal; Snack Bar Guest House: Roof: Barrel Special Info: Rooms: Family; Laundry-Util/Closet Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground; Mstr Bdrm - Sitting; Separate Shower; Separate Tub Dining Area: Formal; Snack Bar Window Treatments: Impact Glass; Sliding Maintenance Fee Incl: Equip/App'l Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Ice Maker; Purifier; Range - Electric; Refrigerator; Wall Oven; Washer; Water Heater - Electric Private Pool: Heated; Inground; Pool Size (W x L): 15x30 Parking: Drive - Circular; Garage - Attached Lot Description: East of US-1; Paved Road Subdiv. Amenities: Exterior Features: Auto Sprinkler; Custom Lighting; Fence; Outdoor Shower Interior Features: Ctdl/Vault Ceilings; Fireplace(s); Foyer; Laundry Tub; Pantry; Split Bedroom; Walk-in Closet	Waterfront Details: Interior Canal; Ocean Access; Canal Width 121+ View: Canal; Pool Private Pool: Heated; Inground; Pool Size (W x L): 15x30 Security: Membership: Cooling: Ceiling Fan; Central; Zoned Heating: Central; Zoned Utilities: Cable; Public Sewer; Public Water
---	--

Restrict: None
HOPA: Yes-Unverified
Boat Services: Private Dock; Lift
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Public Remarks: JUST REDUCED \$200,000. Spectacular Coral Ridge Contemporary style, 4,291SF of graciously renovated interiors on 100' of deep water dockage with no fixed bridges and sweeping plaza, pool and spa. An open floor plan offers creamy marble floors, dramatic granite countertops and espresso cabinets. Features include: Chef's kitchen w/walk-in pantry, 2-fireplaces, Family room, volume and vaulted ceilings, full service dock w/lift, oversized 2-bay garage and a gated motor court entry. Interior freshly painted!

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Residential Customer Report

Address: 2201 NE 17th Court, Fort Lauderdale, FL 33305

MLS#: FX-10093619

St: Active

List Price: \$1,395,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494236150241
Subdivision: Bal Harbour 40-47 B
Development Name: Bal Harbour
Model Name:
Lot Dimensions:
List Price Sqft: 322.77
Waterfront: Yes
Waterfrontage: 76
Legal Desc: BAL HARBOUR 40-47 B LOT 24

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 4.1
Garage Spaces: 3

Short Sale Add:

REO: No

SqFt - Living: 4,322	SqFt - Total: 5,302	Guest Hse:	Yr Blt: 2002	Pool Size:
BD: 5	FB: 4	Baths - Half: 1	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 4.1	Year Built: 2002	Front Exp: S		


Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 22,716
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Fixed Bridges; Seawall; Canal Width 1 - 80	Restrict: Other
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Inground	Boat Services:
Flooring: Carpet; Wood Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: No Homestead
Dining Area: Eat-In Kitchen; Formal	Cooling: Ceiling Fan; Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: Flat Tile	Utilities: Public Sewer; Public Water	
Special Info: Sold As-Is		
Rooms: Family		
Master Bedroom/Bath: Mstr Bdrm - Upstairs		
Dining Area: Eat-In Kitchen; Formal		
Window Treatments: Blinds		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Gas; Refrigerator; Wall Oven; Washer		
Private Pool: Inground		
Parking: Driveway; Garage - Attached		
Lot Description: < 1/4 Acre; Paved Road		
Subdiv. Amenities:		
Exterior Features: Open Balcony		
Interior Features: Cook Island; Volume Ceiling; Walk-in Closet		

Public Remarks: Stunning Mediterranean Waterfront home. Upstairs & Downstairs family rooms, grand staircase, volume ceilings, water filtration throughout the whole house. Heated, saltwater infinity pool. 2 bedrooms downstairs, 3 bedrooms upstairs. Nice appliances, Italian wood cabinets, gas cooktop, wine cooler, mini bar. Very large master bedroom with balcony and long water views.

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Residential Customer Report

Address: 2207 NE 17th Court, Fort Lauderdale, FL 33305		MLS#: FX-10063941		St: Active	List Price: \$1,900,000
	Area: 3260		Type: Single Family Detached		
	Geo Area: FTNE		Lot Dimensions:		
	County: Broward		Type: Single Family Detached		
	Parcel ID: 494236150260		Dock:		
	Subdivision: Bal Harbour 40-47 B		Private Pool: Yes		
	Development Name:		Baths - Total: 5		
	Model Name:		Garage Spaces: 2		
	Lot Dimensions:				
	List Price Sqft: 421.66				
	Waterfront: Yes				
Waterfrontage: 100					
Legal Desc: BAL HARBOUR 40-47 B LOT 25					
Short Sale: No		Short Sale Add:		REO: No	
SqFt - Living: 4,506		SqFt - Total: 4,650		Guest Hse:	
BD: 6		FB: 5		Yr Blt: 2000	
Baths - Total: 5		Year Built: 2000		Yr Blt Des: Resale	
		Front Exp: S		Pool Size: 15X25	
				Pets Allowed: No	

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 13,203
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	


Design: < 4 Floors	Waterfront Details: Interior Canal; One Bridge	Restrict:
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 15X25	Boat Services: Private Dock; Lift
Flooring: Wood Floor	Security:	Guest House:
Furnished:	Membership:	Taxes: County Only
Dining Area:	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: Aluminum	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Family; Recreation		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Dryer; Range - Gas; Washer		
Private Pool: Inground; Pool Size (W x L): 15X25		
Parking: Drive - Circular		
Lot Description: East of US-1		
Subdiv. Amenities:		
Exterior Features:		
Interior Features: Bar; Walk-in Closet		

Directions: Federal Highway to NE 19 St. Right on NE 22nd Ave. Left on NE 17 CT, Home is on left.

Public Remarks: Stunning Newly Built Waterfront 6 Bedroom Home! Located in desirable Bal Harbour Gated Neighborhood! Massive Family Room perfect for Entertaining! All rooms are of Grand Scale; Upscale Finishes, High Ceilings, Wood Floors, Entertaining Bar & gorgeous kitchen overlooking the water and pool! Enormous Master Suite on second story with Balcony, luxurious Bath & Walk-In Closet! Plus your very own fitness room. Take a dip in the pool and enjoy the sunshine in your amazing patio! Won't find a Home like this!

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Residential Customer Report

Address: 2440 Bayview Drive, Fort Lauderdale, FL 33305		MLS#: FX-10094434		St: Active	List Price: \$1,990,000
	Area: 3260	Type: Single Family Detached			
	Geo Area: FTNE	Lot Dimensions:			
	County: Broward	Type: Single Family Detached			
	Parcel ID: 494225033790	Dock:			
	Subdivision: CORAL RIDGE GALT ADD	Private Pool: Yes			
	Development Name:	Baths - Total: 5			
	Model Name:	Garage Spaces: 2			
	Lot Dimensions:				
	List Price Sqft: 402.92				
	Waterfront: Yes				
Waterfrontage: 40					
Legal Desc: CORAL RIDGE GALT ADD 27-46 B LOT 12 BLK 27		Short Sale Add:		REO: No	
Short Sale: No					
SqFt - Living: 4,939	SqFt - Total: 5,636	Guest Hse:	Yr Blt: 1956	Pool Size: 18X30	
BD: 5	FB: 5	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No	
Baths - Total: 5	Year Built: 1956	Front Exp: W			

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2015
Total Units in Bldg:	Recreation Lease:		Taxes: 13,134
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Canal Width 81 - 120	Restrict:
Construction: Block; CBS; Concrete; Frame/Stucco	View: Canal; Intracoastal	HOPA: Yes-Unverified
Unit Desc:	Private Pool: Autoclean; Equipment Included; Gunite; Heated; Inground; Pool Size (W x L): 18X30	Boat Services:
Flooring: Carpet; Marble; Wood Floor	Security:	Guest House:
Furnished:	Membership:	Taxes: No Homestead
Dining Area: Dining/Kitchen; Eat-In Kitchen; Formal	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: Barrel; S-Tile	Utilities: Public Sewer; Public Water	
Special Info:		

Rooms: Den/Office; Family; Laundry-Util/Closet; Pool Bath; Recreation; Storage; Workshop

Master Bedroom/Bath: Mstr Bdrm - Upstairs

Dining Area: Dining/Kitchen; Eat-In Kitchen; Formal

Window Treatments:

Maintenance Fee Incl:

Equip/Appl Included: Dishwasher; Disposal; Dryer; Fire Alarm; Ice Maker; Microwave; Range - Gas; Refrigerator; Smoke Detector; Wall Oven; Washer; Water Softener-Owned

Private Pool: Autoclean; Equipment Included; Gunite; Heated; Inground; Pool Size (W x L): 18X30

Parking: Driveway; Garage - Attached

Lot Description: 1/4 to 1/2 Acre; Public Road

Subdiv. Amenities: Street Lights

Exterior Features: Custom Lighting; Fence; Outdoor Shower

Interior Features: Bar; Built-in Shelves; Closet Cabinets; Elevator

Directions: On Bayview Dr. between Sunrise Blvd. and Oakland Park Blvd.

Public Remarks: BEAUTIFUL, COMPLETELY RENOVATED, WATERFRONT HOME IN DESIRABLE CORAL RIDGE SECTION OF FT LAUDERDALE. GREAT VIEW OF INTRACOASTAL FROM LUXURIOUS BACKYARD. NEW POOL, SPA, & CONCRETE DOCK, PRIME SOUTHEAST EXPOSURE. ALL NEW LANDSCAPING. IN HIGHLY SOUGHT AFTER BAYVIEW SCHOOL DISTRICT. ELEVATOR, 5 BR (OR 4 BR/SITTING ROOM), 5 BA, POSSIBLE MOTHER/DAUGHTER SUITE, OFFICE. DEEP WATER ACCESS, GATED COURTYARD. NEW IMPACT WINDOWS, WINE CHILLERS, CAMERA SYSTEM, WOLFE APPLIANCES, SUBZERO REF/FREEZ, 2 TANKLESS H/W HEATERS.

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Residential Customer Report

Address: 900 Intracoastal Drive 2, Fort Lauderdale, FL 33304

MLS#: FX-10003648

St: Active

List Price: \$1,100,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 504201RN0020
Subdivision: 900 Intracoastal
Development Name:
Model Name:
Lot Dimensions:
List Price Sft:
Waterfront: Yes
Waterfrontage:
Legal Desc: 900 Intracoastal Coop Unit 2
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Short Sale Add:

REO: No

SqFt - Living:	SqFt - Total:	Guest Hse:	Yr Blt: 1957
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale
Baths - Total: 2	Year Built: 1957	Front Exp: S	

Pool Size:
Pets Allowed: Yes

Bldg #:	Governing Bodies: Co-Op	Membership Fee Amount:
Total Floors/Stories: 2	Land Lease: 0	HOA/POA/COA (Monthly): 1,500
Total Units in Bldg:	Recreation Lease: 0	
Ttl Units in Complex: 16	Min Days to Lease: 6	Brand Name:
Unit Floor #: 1	Application Fee: 100	Mobile Home Size:
		Decal #:


Serial #:
Tax Year: 2015
Taxes: 1,267
Special Assmnt:

Design: Courtyard	Waterfront Details: Intracoastal; No Fixed Bridges; Ocean Access	Restrict: Lease OK; Lease OK w/Restrict; No Truck/RV; < 20 lb Pet
Construction: Block; Concrete	View: Intracoastal	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services: Private Dock
Flooring: Terrazzo Floor	Security: None	Guest House:
Furnished:	Membership:	Taxes: Other Exemption
Dining Area: Dining-Florida; Dining-Living	Cooling: Ceiling Fan; Electric; Paddle Fans; Wall-Win A/C	Terms Considered: Conventional
Guest House:	Heating: Electric; Space; Window/Wall	Mobile Features:
Roof:	Utilities: Cable; Public Water	
Special Info: Sold As-Is		
Rooms: Great; Storage		
Master Bedroom/Bath: 2 Master Baths; Combo Tub/Shower; Mstr Bdrm - Ground		
Dining Area: Dining-Florida; Dining-Living		
Window Treatments: Blinds; Jalousie; Plantation Shutters		
Maintenance Fee Inc: Laundry Facilities; Lawn Care; Maintenance-Exterior; Parking; Reserve Funds; Sewer; Trash Removal; Water		
Equip/Apppl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Smoke Detector; Water Heater - Elec		
Private Pool:		
Parking: Assigned; Guest; No Motorcycle		
Lot Description:		
Subdiv. Amenities: Boating; Common Laundry; Picnic Area		
Exterior Features: Fruit Tree(s); Shutters		
Interior Features: French Door; Pantry; Volume Ceiling; Walk-in Closet		

Directions: Exit Sunrise Blvd and go East to N.E. 26 Avenue Turn Right (This is at the End Of Galleria Mall). The very first street you come to make a sharp Left. Follow the road around and building is on the Left.
PUBLIC REMARKS: Spectacular and Amazing Direct Intracostal Views East and South! This two bedroom two bathroom coop comes with the furnishings except for personal items. Each Coop Owns one sixteenth of the land. Accordion shutters for your convenience. Terrazzo floors throughout the Unit. Across the street you can walk to the Galleria Mall with Restaurants and grocery shopping at Publix! You can also walk to the Beach and Beach side Restaurants! *** WHITE CAT INSIDE *** PLEASE BE CAREFUL WHEN OPENING THE FRONT DOOR !

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Residential Customer Report

Address: 2532 NE 22 Terrace, Fort Lauderdale, FL 33305		MLS#: FX-10077764	St: Active	List Price: \$1,690,000
	Area: 3260		Type: Single Family Detached	
	Geo Area: FTNE		Lot Dimensions: 8903	
	County: Broward		Type: Single Family Detached	
	Parcel ID: 494225210290		Dock:	
	Subdivision: Bal Harbour		Private Pool: Yes	
	Development Name: Bal Harbour		Baths - Total: 3	
	Model Name:		Garage Spaces: 2	
	Lot Dimensions: 8903			
	List Price Sqft:			
	Waterfront: Yes			
Waterfrontage: 90				
Legal Desc: NORTH BAL HARBOUR 45-3 B LOT 99				
Short Sale: No		Short Sale Add:		REO: No

SqFt - Living:	SqFt - Total:	Guest Hse:	Yr Blt: 2018	Pool Size: 13x30
BD: 4	FB: 3	Baths - Half:	Yr Blt Des: Under Construction	Pets Allowed: Yes
Baths - Total: 3	Year Built: 2018	Front Exp: W		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2015
Total Units in Bldg:	Recreation Lease:		Taxes: 11,106
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Ocean Access; One Bridge; Seawall; Canal Width 81 - 120	Restrict: None
Construction: CBS	View: Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 13x30	Boat Services: Private Dock; Dock Available
Flooring: Tile	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: New Construction
Dining Area: Dining-Living; Eat-In Kitchen	Cooling: Ceiling Fan; Central	Terms Considered: Conventional; FHA; VA
Guest House:	Heating: Central	Mobile Features:
Roof: Flat Tile; Metal	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Den/Office; Family; Laundry-Util/Closet		
Master Bedroom/Bath: Separate Shower; Separate Tub		
Dining Area: Dining-Living; Eat-In Kitchen		
Window Treatments: Impact Glass		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open		
Private Pool: Inground; Pool Size (W x L): 13x30		
Parking: Drive - Circular; Garage - Attached		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Custom Lighting; Fence; Outdoor Shower; Well Sprinkler		
Interior Features:		
Directions: Behind Whole Foods on Middler River		
Public Remarks: Upscale glamorous chic design elements - this exquisite home will feature a generous 3200 square feet floor plan located on the Middle River with East exposure-plan enriched by detailed millwork, wood plank tile floors, A chef's kitchen w/Carrera countertops & backsplash tile - large center island w/countertop seating - breakfast nook w- an abundance of natural light that is open to family rm w/multiple doors leading to the backyard. Amazing design. Buy now and pick make your own.		

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Residential Customer Report

Address: 205 S Gordon Road, Fort Lauderdale, FL 33301

MLS#: FX-10092805

St: Active

List Price: \$1,300,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504211270040
Subdivision: Navarro Isle 15-40 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 935.25
Waterfront: Yes
Waterfrontage: 50
Legal Desc: NAVARRO ISLE 15-40 B LOT 6 BLK 1

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2

Short Sale Add:		REO: No	
SqFt - Living: 1,390	SqFt - Total: 1,870	Guest Hse:	Yr Blt: 1956
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale
Baths - Total: 2	Year Built: 1956	Front Exp: E	Pool Size: 20x30
			Pets Allowed: No

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 20,833
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal	Restrict: Lease OK
Construction: Block; Concrete	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Autoclean; Inground; Pool Size (W x L): 20x30	Boat Services: Boat Lock
Flooring:	Security:	Guest House:
Furnished:	Membership:	Taxes:
Dining Area: Breakfast Area; Dining-Living	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Cash
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Concrete Tile	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Family		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area: Breakfast Area; Dining-Living		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Water Heater - Elec		
Private Pool: Autoclean; Inground; Pool Size (W x L): 20x30		
Parking: Garage - Attached		
Lot Description: < 1/4 Acre		
Subdiv. Amenities: Boating		
Exterior Features: Awnings		
Interior Features:		

Directions:

Public Remarks:

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Residential Customer Report

Address: 28 S Gordon Road, Fort Lauderdale, FL 33301

MLS#: FX-10086694

St: Active

List Price: \$1,190,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504211270280
Subdivision: Navarro Isle 15-40 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 855.5
Waterfront: Yes
Waterfrontage: 50
Legal Desc: NAVARRO ISLE 15-40 B LOT 15 BLK 2

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces:
Ele School: Harbordale
Middle School: Sunrise
High School: Fort Lauderdale

Short Sale: No		Short Sale Add:		REO: No
SqFt - Living: 1,391	SqFt - Total: 1,695	Guest Hse:	Yr Blt: 1936	Pool Size: 14x34
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1936	Front Exp: W		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 5,444
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access	Restrict:
Construction: Block; Concrete	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 14x34	Boat Services: Private Dock
Flooring: Carpet	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area:	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: Other	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Den/Office		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dryer; Microwave; Range - Electric; Refrigerator; Washer		
Private Pool: Inground; Pool Size (W x L): 14x34		
Parking: Carport - Attached; Driveway		
Lot Description: East of US-1		
Subdiv. Amenities: Boating		
Exterior Features:		
Interior Features:		

Directions: Google Maps
Public Remarks: Walking distance to shops and restaurants on Las Olas, as well as Ft. Lauderdale beach! 50ft concrete, storm dock with direct ocean access and no fixed bridges. Perfect opportunity to have your dream home, whether it is renovating the existing home or new construction, in the heart of Ft. Lauderdale!

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Residential Customer Report

Address: 327 Coconut Isle Drive, Fort Lauderdale, FL 33301

MLS#: FX-10078963

St: Active

List Price: \$1,395,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504211150180
Subdivision: Venice 8-12 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 928.76
Waterfront: Yes
Waterfrontage: 0
Legal Desc: VENICE 8-12 B LOT 27 BLK 7

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces:

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,502	SqFt - Total: 1,502	Guest Hse:	Yr Blt: 1958	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1958	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 9,690
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access	Restrict: Other
Construction: CBS	View: Canal	HOPA: Yes-Unverified
Unit Desc:	Private Pool: Inground	Boat Services:
Flooring: Other	Security:	Guest House:
Furnished: Furnished	Membership:	Taxes: City/County
Dining Area:	Cooling: Ceiling Fan; Central	Terms Considered:
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Flat Tile	Utilities: Public Sewer; Public Water	
Special Info: Sold As-Is		
Rooms:		
Master Bedroom/Bath: Mstr Bdrm - Ground; Separate Shower; Separate Tub		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Gas; Refrigerator; Washer		
Private Pool: Inground		
Parking:		
Lot Description:		
Subdiv. Amenities:		
Exterior Features: Awnings; Open Porch		
Interior Features: Built-in Shelves		

Directions:
Public Remarks: Fabulous classic Mid-century luxury 2b/2b residence with fine detail. Private tropical garden oasis with outdoor covered patio, beautiful views of pool and waterfront. Home is sold furnished with highest quality decor including Knoll, Cassina, Pace and Roche Bobois furnishings. Art can be purchased separately. Kneff kitchen with Viking gas range, Gaggenau oven, Perlick Wine Cooler and mosaic tile backsplash. Hurricane windows, newer AC, roof, seawall, salt water pool, and full house generator.

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Residential Customer Report

Address: 32 S Gordon Road, Fort Lauderdale, FL 33301

MLS#: AX-10372920

St: Active

List Price: \$1,400,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504211270270
Subdivision: NAVARRO ISLE
Development Name: Las Olas Isles
Model Name:
Lot Dimensions: 130x52
List Price Sqft: 925.93
Waterfront: Yes
Waterfrontage: 50
Legal Desc: NAVARRO ISLE 15-40 B LOT 14 BLK 2

Type: Single Family Detached
Lot Dimensions: 130x52
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces:
Ele School: Harbordale

	Short Sale: No				Short Sale Add:							REO: No			
Master Bedroom	19	X	15	Living Room	30	X	12	Dining Room	10	X	11	Kitchen	10	X	11
Bedroom 2	15	X	11												
SqFt - Living: 1,512	SqFt - Total: 1,568			Guest Hse:				Yr Blt: 1960				Pool Size: 16x25			
BD: 2	FB: 2			Baths - Half:				Yr Blt Des: Resale				Pets Allowed: Yes			
Baths - Total: 2	Year Built: 1960			Front Exp: W											

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 10,576
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: No Fixed Bridges; Ocean Access; Seawall; Canal Width 121+	Restrict:
Construction: CBS; Piling; Other	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Auto Chlorinator; Autoclean; Equipment Included; Gunite; Heated;	Boat Services: Private Dock
Flooring: Ceramic Tile; Slate; Wood Floor	Pool Size (W x L): 16x25	Guest House:
Furnished: Furniture Negotiable; Unfurnished	Security:	Taxes: Homestead
Dining Area: Dining-Living; Dining/Kitchen; Snack Bar	Membership:	Terms Considered: Cash; Conventional; FHA
Guest House:	Cooling: Central; Paddle Fans	Mobile Features:
Roof: Aluminum	Heating: Central	
Special Info: Sold As-Is	Utilities: Cable; Public Sewer; Public Water	

Rooms: None
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub
Dining Area: Dining-Living; Dining/Kitchen; Snack Bar
Window Treatments: Plantation Shutters
Maintenance Fee Incl:
Equip/Appl Included: Disposal; Dryer; Range - Gas; Refrigerator; Wall Oven; Washer; Water Heater - Elec
Private Pool: Auto Chlorinator; Autoclean; Equipment Included; Gunite; Heated; Pool Size (W x L): 16x25
Parking: Carport - Attached; Driveway; Street
Lot Description: < 1/4 Acre
Subdiv. Amenities: Boating
Exterior Features: Custom Lighting; Deck; Fence; Outdoor Shower
Interior Features: Fireplace(s)

Directions: Go East on Las Olas Blvd to the Las Olas Isles turn left at the first Isle and home is half-way down the street on the right.
Public Remarks: Located in the center of Ft. Lauderdale's Las Olas Isles, this renovated 2/2 BEACH HOUSE is walking or biking distance to restaurants, shops and the beach! Coastal lifestyle awaits with 50' of waterfront and an oversized 30 X 20 deck & docking for a 40' boat, direct ocean access. Fully renovated special home with open beam ceilings, new kitchen, slate, marble and hardwood floors, tailored molding and a separate wing for the second bedroom and bathroom. Meticulously renovated this home has a complete history of the renovation in 2011 with photos. A saline temperature controlled pool, summer kitchen and pergola or cozy fireplace in the living room delivers the lifestyle for a perfect urban residence. Working plans available for an expansion and a 2014 370 Venture Sea Ray for purchase.

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Residential Customer Report

Address: 612 Flamingo Drive, Fort Lauderdale, FL 33301 MLS#: FX-10091641 St: Active List Price: \$1,699,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504212080980
Subdivision: LAS OLAS ISLES
Development Name:
Model Name:
Lot Dimensions: 50 X 100
List Price Sqft: 1,029.7
Waterfront: Yes
Waterfrontage: 50
Legal Desc: RIVIERA 6-17 B LOT 25 BLK 5

Type: Single Family Detached
Lot Dimensions: 50 X 100
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 3
Garage Spaces:

SqFt - Living: 1,650		SqFt - Total:		Guest Hse:		Yr Blt: 1967		Pool Size:	
BD: 3		FB: 3		Baths - Half:		Yr Blt Des: Resale		Pets Allowed: No	
Baths - Total: 3		Year Built: 1967		Front Exp: W					

Bldg #:		Governing Bodies:		Membership Fee Amount:		Serial #:	
Total Floors/Stories:		Land Lease:		HOA/POA/COA (Monthly):		Tax Year: 2012	
Total Units in Bldg:		Recreation Lease:				Taxes: 6,450	
Trl Units in Complex:		Min Days to Lease:		Brand Name:		Special Assmnt:	
Unit Floor #:		Application Fee:		Mobile Home Size:			
				Decal #:			

Design: < 4 Floors		Waterfront Details: No Fixed Bridges; Ocean Access		Restrict:	
Construction: CBS; Frame		View:		HOPA: No Hopa	
Unit Desc:		Private Pool:		Boat Services: Private Dock	
Flooring: Tile; Wood Floor		Security:		Guest House:	
Furnished:		Membership:		Taxes: Homestead	
Dining Area: Formal; Snack Bar		Cooling: Central; Electric		Terms Considered: Conventional	
Guest House:		Heating: Central; Electric		Mobile Features:	
Roof: Barrel		Utilities: Cable; Public Sewer; Public Water			
Special Info:					
Rooms: Family; Laundry-Util/Closet					
Master Bedroom/Bath: Combo Tub/Shower; Dual Sinks					
Dining Area: Formal; Snack Bar					
Window Treatments: Impact Glass					
Maintenance Fee Incl:					
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec					
Private Pool:					
Parking: Driveway					
Lot Description: East of US-1					
Subdiv. Amenities:					
Exterior Features: Auto Sprinkler; Custom Lighting; Deck; Fence					
Interior Features: Decorative Fireplace; Split Bedroom					

Directions: LAS OLAS BLVD. HEAD SOUTH ON RIVIERA ISLE. THRU THE GUARD HOUSE ENTRY, GATE OPENS AUTOMATICALLY AS YOU DRIVE UP TO IT, WEST/TURN RIGHT ONTO SE 5TH STREET AND LEFT HEADING SOUTH ONTO FLAMINGO DRIVE. PROPERTY ON LEFT

Public Remarks: Completely remodeled with high-quality finishes, A True Modern Masterpiece. Located in highly desirable Riviera Isles offering guard-house/gated security & great beach proximity! Enjoy the luxurious waterfront living with extensive windows showcasing open canal views. Inspiring floor plan includes open living areas & Chef's kitchen, two bedroom suites & extraordinary master suite opens to expansive terrace. Schedule your showing today.

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Residential Customer Report

Address: 2423 Castilla Isle, Fort Lauderdale, FL 33301

MLS#: FX-10052373

St: Active

List Price: \$1,950,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504212130270
Subdivision: Lauderdale Shores Reamen
Development Name: Seven Isles Las Olas
Model Name:
Lot Dimensions: 100x118
List Price Sqft: 1,176.83
Waterfront: Yes
Waterfrontage: 100

Type: Single Family Detached
Lot Dimensions: 100x118
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: LAUDERDALE SHORES REAMEN PLAT 15-31 B LOT 9 E 50, LOT 10 W 50 BLK 5
Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,657	SqFt - Total: 1,873	Guest Hse:	Yr Blt: 1950	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1950	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 24,270
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access	Restrict: None
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services: Private Dock
Flooring: Terrazzo Floor; Other	Security:	Guest House:
Furnished:	Membership:	Taxes: No Homestead
Dining Area: Formal	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Barrel; S-Tile	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Family		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area: Formal		
Window Treatments: Blinds		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool:		
Parking: Driveway; Garage - Attached		
Lot Description: 1/4 to 1/2 Acre		
Subdiv. Amenities: Boating; Sidewalks; Street Lights		
Exterior Features:		
Interior Features:		

Directions: Heading East on Las Olas Blvd >> Make Left onto Seven Isles Drive >> Right onto Castilla Isle >> Continue down house is on Left Hand side.
Public Remarks: Charming Fort Lauderdale 2BD/2BTH Florida home, wonderful for boaters. 100 ft of waterfront dockage accommodates up to an 80-ft vessel. Large outdoor area with lots of greenery and landscaping. Located in the prestigious, highly secured island enclave of Seven Isles, Las Olas, and right around the corner from the arts and entertainment district, this desirable location is right around the corner from some of the city's best restaurants, bars, nightclubs, trendy shopping, galleries and the beach.
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Residential Customer Report

Address: 401 Lido Drive, Fort Lauderdale, FL 33301

MLS#: FX-10091241

St: Active

List Price: \$1,795,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504212190290
Subdivision: Coral Isles 15-68 B
Development Name:
Model Name:
Lot Dimensions: 100x105
List Price Sqft: 975.54
Waterfront: Yes
Waterfrontage: 100
Legal Desc: CORAL ISLES 15-68 B LOT 29 BLK 3

Type: Single Family Detached
Lot Dimensions: 100x105
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces:

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,840
BD: 3
Baths - Total: 3

SqFt - Total: 3,036
FB: 3
Year Built: 1950

Guest Hse:
Baths - Half:
Front Exp: E

Yr Blt: 1950
Yr Blt Des: Resale

Pool Size: .
Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 8,211
Special Assmnt:

Design: < 4 Floors
Construction: Block; Concrete
Unit Desc:
Flooring: Tile
Furnished:
Dining Area:
Guest House:
Roof: Flat Tile
Special Info:

Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width 81 - 120
View: Canal
Private Pool: Inground; Pool Size (W x L): .
Security:
Membership:
Cooling: Central; Electric
Heating: Central; Electric
Utilities: Public Sewer; Public Water

Restrict:
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Rooms: Florida; Laundry-Util/Closet
Master Bedroom/Bath: Mstr Bdrm - Ground
Dining Area:
Window Treatments:
Maintenance Fee Incl:
Equip/Appl Included:
Private Pool: Inground; Pool Size (W x L): .
Parking: Drive - Circular
Lot Description: < 1/4 Acre; Paved Road; Public Road
Subdiv. Amenities:
Exterior Features:
Interior Features:

Directions:
Public Remarks: Prime South Las Olas Isles location. 100' of deep water frontage, no fixed bridges, ocean access. Just minutes by boat to the Intracoastal and Port Everglades inlet. Well maintained with recently refurbished roof. Classic old Florida style charm. Walking distance to Las Olas fine dining, galleries and nightlife. Conveniently located close to Fort Lauderdale/Hollywood International Airport, major freeways and downtown Fort Lauderdale. This property is a boater's dream!
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Residential Customer Report

Address: 521 Coconut Isle Drive, Fort Lauderdale, FL 33301

MLS#: FX-10047054

St: Active

List Price: \$1,099,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504211150040
Subdivision: Las Olas Isles
Development Name: Las Olas Isles
Model Name:
Lot Dimensions: 50x125
List Price Sqft: 570.02
Waterfront: Yes
Waterfrontage: 50
Legal Desc: VENICE 8-12 B LOT 6 BLK 7

Type: Single Family Detached
Lot Dimensions: 50x125
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 3
Garage Spaces:

	Short Sale: No				Short Sale Add:				REO: No			
	Master Bedroom	17x12	X	Living Room	20x15	X	Kitchen	14x10	X	Florida Room	15x10	X
	Bedroom 2	12x27	X				Dining Area	10x13	X			
	Bedroom 3	13x14	X									
SqFt - Living: 1,928		SqFt - Total: 1,928		Guest Hse:		Yr Blt: 1956		Pool Size:				
BD: 3		FB: 3		Baths - Half:		Yr Blt Des: Resale		Pets Allowed: Yes				
Baths - Total: 3		Year Built: 1956		Front Exp: E								

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2015
Total Units in Bldg:	Recreation Lease:		Taxes: 10,996
TRI Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal	Restrict: None
Construction: Block; Concrete	View: Canal; River	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services: Private Dock
Flooring: Terrazzo Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Dining-Living; Snack Bar	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Metal	Utilities: Cable; Public Sewer; Public Water	
Special Info:		
Rooms: Den/Office		
Master Bedroom/Bath: Combo Tub/Shower		
Dining Area: Dining-Living; Snack Bar		
Window Treatments: Awning; Picture		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Wall Oven; Washer		
Private Pool:		
Parking: Drive - Circular; Driveway		
Lot Description: < 1/4 Acre		
Subdiv. Amenities: Boating		
Exterior Features: Auto Sprinkler; Open Porch		
Interior Features: Fireplace(s); French Door; Walk-in Closet		
Directions: East Las Olas Boulevard to Coconut Isle, then South to Home on West Side.		
Public Remarks: Just Reduced Nov 2017. One-from-the-Point with Intracoastal and New River Views. Daily Boat Parade. Surrounded by Point Lot Mega-Mansions. Key West Style Home with Metal Roof. Yard & Views to the West for Maximum Sun. Whole House Generator. Master Suite has Water View & Full Glass Doors. Combination Dining & Family Room. Terrazzo Floors & Crown Moldings throughout. Covered Porch with Trex Composite Materials. 50 Ft Water accommodates 40 Ft Boat. Coconut & Mango Trees. Room for a Pool, Plan Available.		
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Residential Customer Report

Address: 432 Coconut Isle, Fort Lauderdale, FL 33301

MLS#: FX-10084412

St: Active

List Price: \$1,273,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504211150280
Subdivision: Coconut Isle Drive
Development Name:
Model Name:
Lot Dimensions: 75X125
List Price Sqft: 654.16
Waterfront: Yes
Waterfrontage: 75
Legal Desc: VENICE 8-12 B LOT 16,17 S 25 BLK 8
Short Sale: No

Type: Single Family Detached
Lot Dimensions: 75X125
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 2

Short Sale Add:

REO: No

SqFt - Living: 1,946
BD: 3
Baths - Total: 2

SqFt - Total:
FB: 2
Year Built: 1954

Guest Hse:
Baths - Half:
Front Exp: W

Yr Blt: 1954
Yr Blt Des: New Construction

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Serial #:
Tax Year: 2016
Taxes: 6,012
Special Assmnt:

Design: < 4 Floors; Ranch
Construction: Block; CBS; Concrete
Unit Desc:
Flooring: Carpet; Concrete; Terrazzo Floor
Furnished: Unfurnished
Dining Area: Breakfast Area; Dining-Florida
Guest House:
Roof: Concrete Tile
Special Info: Sold As-Is
Rooms: Family; Storage; Util-Garage
Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Ground
Dining Area: Breakfast Area; Dining-Florida
Window Treatments: Jalousie
Maintenance Fee Incl:
Equip/App'l Included: Hookup; Range - Electric; Refrigerator
Private Pool:
Parking: Drive - Circular; Garage - Attached
Lot Description: < 1/4 Acre
Subdiv. Amenities: Boating
Exterior Features: Room for Pool; Shutters
Interior Features: Fireplace(s)

Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Seawall
View: Canal; Garden
Private Pool:
Security: Security Patrol
Membership:
Cooling: Ceiling Fan
Heating: Window/Wall
Utilities: Public Sewer; Public Water

Restrict:
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes: City/County; Homestead
Terms Considered: Conventional; FHA; VA
Mobile Features:

Directions: East Las Olas Blvd. to Coconut Isle Drive, Turn Right, its halfway down on the left or East side.
Public Remarks: Terrific 75X125 Lot! House could be remodeled would need extensive work. House is original. 3 Bedroom 2 Bathroom house.

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Residential Customer Report

Address: 511 Isle Of Capri Drive, Fort Lauderdale, FL 33301

MLS#: FX-10045149

St: Active

List Price: \$1,750,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504211160280
Subdivision: Venice Resub In Blks 3 &
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 894.23
Waterfront: Yes
Waterfrontage: 75
Legal Desc: VENICE RESUB IN BLKS 3 & 4 35-18 B LOT 13 BLK B
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2

Short Sale Add:

REO: No

SqFt - Living: 1,957	SqFt - Total: 2,751	Guest Hse:	Yr Blt: 1958	Pool Size: 20x30
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1958	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2015
Total Units in Bldg:	Recreation Lease:		Taxes: 22,207
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; Ocean Access; Canal Width 81 - 120; Canal Width 121+	Restrict: None
Construction: CBS	View: Canal; Intracoastal	HOPA: Yes-Unverified
Unit Desc:	Private Pool: Gunite; Inground; Spa; Pool Size (W x L): 20x30	Boat Services:
Flooring: Marble	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area: Dining-Living; Dining/Kitchen; Snack Bar	Cooling: Electric	Terms Considered:
Guest House:	Heating: Heat Pump-Reverse	Mobile Features:
Roof: S-Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info:		

Rooms: Family
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub; Whirlpool Spa
Dining Area: Dining-Living; Dining/Kitchen; Snack Bar
Window Treatments:
Maintenance Fee Incl:
Equip/Appl Included: Dishwasher; Disposal
Private Pool: Gunite; Inground; Spa; Pool Size (W x L): 20x30
Parking: Driveway; Garage - Attached
Lot Description: 1/4 to 1/2 Acre
Subdiv. Amenities: Spa-Hot Tub
Exterior Features: Built-in Grill
Interior Features: Cldrl/Vault Ceilings; Fireplace(s)

Directions: East on Las Olas toward beach. Right on Isle of Capri
Public Remarks: Great New River view near point on wide, deep canal and no wake zone. Listed for land value but house has many upgrades...pool, kitchen, roof. Isle of Capri located on coral ridge with high elevation. Excellent building site. Street has 5' setbacks allowing dockage for 65' yacht and larger building footprint. Walk to shops and restaurants of Las Olas and Beach. Large, new homes across street and across canal. Quick ocean access.
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Residential Customer Report

Address: 96 Fiesta Way, Fort Lauderdale, FL 33301

MLS#: FX-10089413

St: Active

List Price: \$1,749,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504201110520
Subdivision: Las Olas Isles
Development Name: Las Olas Isles
Model Name:
Lot Dimensions: 85x120
List Price Sqft: 883.33
Waterfront: Yes
Waterfrontage: 85

Type: Single Family Detached
Lot Dimensions: 85x120
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2.1
Garage Spaces: 1
Ele School: Harbordale
Middle School: Sunrise
High School: Fort Lauderdale

Legal Desc: NURMI ISLES ISLAND NO 3 24-42 B LOT 52

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	24	X	14	Living Room	19	X	18	Dining Room	11	X	10	Kitchen	23	X	7
Bedroom 2	15	X	11												
Bedroom 3	18	X	10												

SqFt - Living: 1,980	SqFt - Total: 2,303	Guest Hse:	Yr Blt: 1960	Pool Size: 12x35
BD: 3	FB: 2	Baths - Half: 1	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2.1	Year Built: 1960	Front Exp: W		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 22,954
Tri Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	


Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access	Restrict: None
Construction: Block; Concrete	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 12x35	Boat Services: Private Dock
Flooring: Carpet; Ceramic Tile; Wood Floor	Security: Security Patrol	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Breakfast Area; Formal	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Built-Up	Utilities: Cable; Public Sewer; Public Water	
Special Info: Survey		
Rooms: Family		
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground		
Dining Area: Breakfast Area; Formal		
Window Treatments: Awning; Impact Glass		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool: Inground; Pool Size (W x L): 12x35		
Parking: Driveway; Garage - Attached		
Lot Description: < 1/4 Acre; Public Road		
Subdiv. Amenities: Boating		
Exterior Features: Auto Sprinkler; Awnings; Deck; Fence		
Interior Features: Built-in Shelves; Fireplace(s)		

Directions: FROM A1A, WEST ON LAS OLAS BLVD, NORTH ON FIESTA WAY TO PROPERTY ON EAST SIDE OF STREET. FROM FEDERAL HWY (US-1), EAST ON BROWARD BLVD TO NE 15TH AVE, SOUTH TO LAS OLAS BLVD, EAST TO FIESTA WAY, NORTH TO PROPERTY ON EAST SIDE OF STREET


Public Remarks: Recently Renovated Home in the Las Olas Isles. Hurricane Impact Glass. New Wood Floors Throughout. Living Room has Vaulted Ceilings & Fireplace. Resort-like Grounds with Privacy Landscape, Manicured Hedges & Exotic Trees. Newer Roof. Eat-In Kitchen has Granite Tops, Glass Tile Backsplash, Stainless Steel Appliances. Wood Dock Extends Across the Property. Underground Utilities. Paver Patio & Gazebo. 85 Ft Water on Wide Canal Accommodates 65 Ft Boat/Sailboat with 9 Ft Draft. Mint Condition.

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Residential Customer Report

Address: 1908 Sunrise Key Boulevard, Fort Lauderdale, FL 33304		MLS#: FX-10081729		St: Active	List Price: \$1,995,000
	Area: 3280 Geo Area: FTSE County: Broward Parcel ID: 504201350830 Subdivision: Sunrise Key 45-6 B Development Name: Model Name: Lot Dimensions: 95x120 List Price Sqft: 881.57 Waterfront: Yes Waterfrontage: 95 Legal Desc: SUNRISE KEY 45-6 B LOT 81		Type: Single Family Detached Lot Dimensions: 95x120 Type: Single Family Detached Dock: Private Pool: Yes Baths - Total: 3.2 Garage Spaces: Ele School: Harbordale Middle School: Sunrise High School: Fort Lauderdale		
	Short Sale: No		Short Sale Add:		REO: No
	SqFt - Living: 2,263 BD: 4 Baths - Total: 3.2	SqFt - Total: 3,293 FB: 3 Year Built: 1964	Guest Hse: Baths - Half: 2 Front Exp: N	Yr Blt: 1964 Yr Blt Des: Resale	Pool Size: 18x11 Pets Allowed: Yes
	Bldg #: Total Floors/Stories: Total Units in Bldg: Ttl Units in Complex: Unit Floor #:	Governing Bodies: Land Lease: Recreation Lease: Min Days to Lease: Application Fee:	Membership Fee Amount: HOA/POA/COA (Monthly): Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2016 Taxes: 13,985 Special Assmnt:	
	Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Tile; Wood Floor Furnished: Dining Area: Dining/Kitchen; Formal; Snack Bar Guest House: Roof: Barrel Special Info: Handyman; Sold As-Is Rooms: Family; Laundry-Util/Closet; Storage Master Bedroom/Bath: Mstr Bdrm - Upstairs Dining Area: Dining/Kitchen; Formal; Snack Bar Window Treatments: Maintenance Fee Incl: Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Refrigerator; Washer Private Pool: Inground; Pool Size (W x L): 18x11 Parking: Driveway Lot Description: 1/4 to 1/2 Acre Subdiv. Amenities: Street Lights Exterior Features: Custom Lighting; Extra Building; Fence; Shed Interior Features: Built-in Shelves; Fireplace(s); Foyer; French Door; Laundry Tub		Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width 81 - 120 View: Canal Private Pool: Inground; Pool Size (W x L): 18x11 Security: Security Patrol Membership: Cooling: Ceiling Fan; Central Heating: Central Utilities: Cable; Public Sewer; Public Water		Restrict: None; Other HOPA: No Hopa Boat Services: Guest House: Taxes: City/County Terms Considered: Conventional Mobile Features:
Directions: Victoria Park Road to NE 6th Court. East to Sunrise Key Boulevard. 2nd House on the right once through the Sunrise Key Gated Entrance. Public Remarks: Wide water views on the Rio Barcelona Waterway, just minutes to the Intracoastal and the Atlantic Ocean in the gated community of Sunrise Key. 95 feet on deep water with southern exposure views of downtown Fort Lauderdale, Las Olas and the beach skylines. The property includes a 4 bedroom, 3 full bath and 2 half baths pool home. Perfect property for a builder. Information is deemed to be reliable, but is not guaranteed. © 2017 MLS and FBS. Prepared by Daniel S. Katz on Sunday, November 19, 2017 2:44 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.					

Residential Customer Report

Address: 43 Fiesta Way, Fort Lauderdale, FL 33301		MLS#: FX-10071512		St: Active		List Price: \$1,495,000			
	Area: 3280 Geo Area: FTSE County: Broward Parcel ID: 504201110080 Subdivision: Nurmi Isles Island 3 Development Name: Model Name: Lot Dimensions: List Price Sqft: 654.84 Waterfront: Yes Waterfrontage: 90 Legal Desc: NURMI ISLES ISLAND NO 3 24-42 B LOT 8			Type: Single Family Detached Lot Dimensions: Type: Single Family Detached Dock: Private Pool: Yes Baths - Total: 3 Garage Spaces: 2					
	Short Sale: No			Short Sale Add:			REO: No		
	SqFt - Living: 2,283 BD: 3 Baths - Total: 3		SqFt - Total: 3,152 FB: 3 Year Built: 1955		Guest Hse: Baths - Half: Front Exp: E		Yr Blt: 1955 Yr Blt Des: Resale	Pool Size: 26x12 Pets Allowed: Yes	
	Bldg #: Total Floors/Stories: Total Units in Bldg: Ttl Units in Complex: Unit Floor #:			Governing Bodies: Land Lease: Recreation Lease: Min Days to Lease: Application Fee:			Membership Fee Amount: HOA/POA/COA (Monthly): Brand Name: Mobile Home Size: Decal #:		Serial #: Tax Year: 2015 Taxes: 19,268 Special Assmnt:
	Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Marble Furnished: Dining Area: Guest House: Roof: Flat Tile Special Info: Rooms: Family; Great Master Bedroom/Bath: Mstr Bdrm - Ground Dining Area: Window Treatments: Maintenance Fee Incl: Equip/Appl Included: Auto Garage Open; Compactor; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Refrigerator; Smoke Detector; Washer Private Pool: Inground; Pool Size (W x L): 26x12 Parking: Driveway Lot Description: < 1/4 Acre; Paved Road Subdiv. Amenities: Exterior Features: Open Porch Interior Features:			Waterfront Details: No Fixed Bridges; Ocean Access; Canal Width 81 - 120 View: Canal; Intracoastal Private Pool: Inground; Pool Size (W x L): 26x12 Security: Membership: Cooling: Ceiling Fan; Central; Electric Heating: Central; Electric Utilities: Public Sewer; Public Water			Restrict: Lease OK HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: Homestead Terms Considered: Conventional Mobile Features:		
	Directions: Las Olas Blvd to Fiesta Way, the house will be on the west side.								
	Public Remarks: Las Olas Isles residence located on 90 ft of water frontage with ocean access. This charming 3 bedroom 3 bathroom home has impact windows and doors. The expansive family room and dinning room view out to the covered loggia and heated pool. Spacious kitchen with granite countertops and stainless steel appliances. Enjoy walks to the shops and restaurants of Las Olas Boulevard or take a stroll to the beach.								
	Information is deemed to be reliable, but is not guaranteed. © 2017 MLS and FBS. Prepared by Daniel S. Katz on Sunday, November 19, 2017 2:44 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.								

Residential Customer Report

Address: 509 Isle Of Capri Drive, Fort Lauderdale, FL 33301

MLS#: FX-10085152

St: Active

List Price: \$1,700,000

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504211160270
Subdivision: Venice Resub In Blks 3 &
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 739.13
Waterfront: Yes
Waterfrontage: 75
Legal Desc: VENICE RESUB IN BLKS 3 & 4 35-18 B LOT 12 BLK B
Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,300	SqFt - Total: 2,336	Guest Hse:	Yr Blt: 1957	Pool Size: 15x30
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1957	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 28,166
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors Construction: Block; Concrete Unit Desc: Flooring: Carpet; Tile Furnished: Furnished; Turnkey Dining Area: Guest House: Roof: S-Tile Special Info: Rooms: None Master Bedroom/Bath: Mstr Bdrm - Ground; Whirlpool Spa Dining Area: Window Treatments: Maintenance Fee Incl: Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Gas; Refrigerator; Wall Oven; Washer Private Pool: Freeform; Heated; Inground; Pool Size (W x L): 15x30 Parking: Drive - Circular; Garage - Attached Lot Description: < 1/4 Acre Subdiv. Amenities: Exterior Features: Fence Interior Features:	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Seawall View: Private Pool: Freeform; Heated; Inground; Pool Size (W x L): 15x30 Security: Membership: Cooling: Central; Electric Heating: Central; Electric Utilities: Public Sewer; Public Water	Restrict: HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: No Homestead Terms Considered: Conventional Mobile Features:
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Directions: Las Olas Bld. to Isle of Capri, south to #509 on the right near the end of the Isle.
Public Remarks: Completely remodeled fully furnished turnkey waterfront home in beautiful Las Olas Isles. This 2/2 has an open concept living/dining/kitchen layout featuring a chef's dream gourmet gas kitchen & large master suite! TROPICALLY LANDSCAPED private yard w/resort style gas heated pool & spa with tiki hut for entertaining! Views of the New River from the newer seawall/dock. Dock up to a 65' yacht! Walk to Las Olas for shopping and dining, or the beach for fun in the sun! You must see all the amenities!

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Residential Customer Report

Address: 2400 Castilla Isle, Fort Lauderdale, FL 33301

MLS#: FX-10061063

St: Active

List Price: \$1,999,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504212130050
Subdivision: Lauderdale Shores Reamen
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 859.05
Waterfront: Yes
Waterfrontage: 112

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: LAUDERDALE SHORES REAMEN PLAT 15-31 B LOT 6 & W1/2 LOT 7 BLK 4

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,327	SqFt - Total: 2,391	Guest Hse:	Yr Blt: 1948	Pool Size:
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1948	Front Exp: N		


Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly): 41.67	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 9,689
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal	Restrict:
Construction: Block; Concrete	View: Canal	HOPA: Yes-Unverified
Unit Desc:	Private Pool:	Boat Services: Private Dock
Flooring: Carpet; Ceramic Tile	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area:	Cooling: Ceiling Fan	Terms Considered:
Guest House:	Heating: Heat Pump-Reverse	Mobile Features:
Roof: Concrete Tile	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Attic; Den/Office; Family		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open		
Private Pool:		
Parking: Drive - Circular		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Deck		
Interior Features:		

Directions: LAS OLAS TO SEVEN ISLES RIGHT TURN ON CASTILLA ISLE 2400
Public Remarks: PERFECTLY LIVABLE RANCH, RENOVATE OR BUILD NEW BEST IN LAS OLAS ON OVERSIZED LOT 112FT WIDE BY 125FT DEEP PROTECTED PROPERTY LINES WITH CURBING EXTEND YOUR FRONT YARD TO 135FT.
OWNER WILL FINANCE IF CONTRACT TO BUILD NEW IS SIGNED WITH THEIR AFFILIATE ZAZARINO BUILDING GROUP, LLC.

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Residential Customer Report

Address: 609 5th Key Drive, Fort Lauderdale, FL 33304		MLS#: FX-10087305		St: Active	List Price: \$1,500,000
	Area: 3280		Type: Single Family Detached		
	Geo Area: FTSE		Lot Dimensions: 11128		
	County: Broward		Type: Single Family Detached		
	Parcel ID: 504201350510		Dock:		
	Subdivision: SUNRISE KEY		Private Pool: Yes		
	Development Name:		Baths - Total: 2		
	Model Name:		Garage Spaces: 2		
	Lot Dimensions: 11128				
	List Price Sqft: 613				
	Waterfront: Yes				
Waterfrontage: 42					
Legal Desc: SUNRISE KEY 45-6 B LOT 49					
Short Sale: No		Short Sale Add:		REO: No	
SqFt - Living: 2,447		SqFt - Total: 2,447		Guest Hse:	
BD: 3		FB: 2		Yr Blt: 1960	
Baths - Total: 2		Year Built: 1960		Yr Blt Des: Resale	
		Front Exp: E		Pool Size: 16x30	
				Pets Allowed: No	
Bldg #:		Governing Bodies:		Serial #:	
Total Floors/Stories:		Land Lease:		Tax Year: 2016	
Total Units in Bldg:		Recreation Lease:		Taxes: 6,896	
Ttl Units in Complex:		Min Days to Lease:		Special Assmnt:	
Unit Floor #:		Application Fee:			
Design: < 4 Floors		Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width		Restrict:	
Construction: CBS; Piling; Other		81 - 120		HOPA: Yes-Unverified	
Unit Desc:		View: Canal; River		Boat Services: Private Dock	
Flooring: Marble; Tile		Private Pool: Freeform; Heated; Pool Size (W x L): 16x30		Guest House:	
Furnished:		Security:		Taxes: City/County; Homestead; Widow Exemption	
Dining Area:		Membership:		Terms Considered: Conventional	
Guest House:		Cooling: Central		Mobile Features:	
Roof: S-Tile		Heating: Central			
Special Info:		Utilities: Public Sewer; Public Water			
Rooms: Great; Laundry-Util/Closet					
Master Bedroom/Bath: Mstr Bdrm - Ground					
Dining Area:					
Window Treatments:					
Maintenance Fee Incl:					
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer					
Private Pool: Freeform; Heated; Pool Size (W x L): 16x30					
Parking: Driveway; Garage - Attached					
Lot Description: 1/4 to 1/2 Acre					
Subdiv. Amenities: Boating					
Exterior Features: Deck					
Interior Features: Cook Island; French Door; Pantry					
Directions: North of Broward Blvd and South of Sunrise Blvd. From Broward take N Victoria Rd to NE 7th St, East to 19th Ave, or from Sunrise Blvd take NE 20th Ave to NE 7th St to NE 19th Ave. Then South to NE 6th Ct, then over the Sunrise Key Bridge to 5th Key Dr.					
Public Remarks: An entertainer's delight comes to life in this tastefully updated Sunrise Key Waterfront Home. Step into this wide open Floor plan where your gourmet kitchen awaits, Wolf, Sub-zero and Kitchen Aid are a few names that greet you, Huge Island and bar give your guests a front row seat to the tropical oasis that awaits out back. 2 Tiki Huts are just a few of several relaxing spots you will find surrounding the pool with Fire pits offering dramatic ambiance. This gated island is minutes to beach and Las Olas.					
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Residential Customer Report

Address: 708 Solar Isle Drive, Fort Lauderdale, FL 33301

MLS#: FX-10054023

St: Active

List Price: \$1,995,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504212080480
Subdivision: Riviera 6-17 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 742.19
Waterfront: Yes
Waterfrontage: 100
Legal Desc: RIVIERA 6-17 B

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2

Legal Desc: RIVIERA 6-17 B LOT 14,15 BLK 3

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,688
BD: 3
Baths - Total: 3

SqFt - Total: 2,688
FB: 3
Year Built: 1971

Guest Hse:
Baths - Half:
Front Exp: W

Yr Blt: 1971
Yr Blt Des: Resale

Pool Size: 15x30
Pets Allowed:

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 25,955
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Tile
Furnished:
Dining Area:
Guest House:
Roof: Flat Tile
Special Info:
Rooms: None
Master Bedroom/Bath:
Dining Area: Dining Area
Window Treatments: Awning; Bay Window; Picture
Maintenance Fee Inc:
Equip/App/Included: Dishwasher; Disposal; Dryer;
Private Pool: Inground; Pool Size (W x L): 15x30
Parking: Drive - Circular; Driveway
Lot Description: < 1/4 Acre; Public Road
Subdiv, Amenities:
Exterior Features: Custom Lighting
Interior Features: Pantry; Sky Light(s); Split Bedroom

Waterfront Details:
View: Canal
Private Pool: Inground; Pool Size (W x L): 15x30
Security:
Membership:
Cooling: Ceiling Fan; Central; Wall-Win A/C
Heating: Central
Utilities: Public Sewer; Public Water

Restrict:
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes:
Terms Considered: Conventional
Mobile Features:

Public Remarks: Charming home in the prestigious Las Olas neighborhood. Located on a Southern isle, this home has easy ocean access and can accommodate up to a 90' boat. Eastern exposure allows for breezes year round! Large backyard with pool and covered porch are great for entertaining. Walking distance to Las Olas shops, restaurants and the beach! Build your dream home here!

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Residential Customer Report

Address: 1752 NE 1st Street, Fort Lauderdale, FL 33301 MLS#: FX-10071511 St: Active List Price: \$1,245,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504202190030
Subdivision: Victoria Isles 15-67 B
Development Name: Victoria Isles
Model Name:
Lot Dimensions: 80x115
List Price Sqft: 460.43
Waterfront: Yes
Waterfrontage: 80

Type: Single Family Detached
Lot Dimensions: 80x115
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 5
Garage Spaces:

Legal Desc: VICTORIA ISLES 15-67 B LOT 4 & THAT PT LOT 5 DESC AS BEG NW COR FOR POB,S 115 TO SW COR,E 5,N 89.11,W 2,N 25.89 TO N/L L
Short Sale: No Short Sale Add: REO: No

Master Bedroom	23x12	X	Living Room	32x19	X	Dining Room	14x11	X	Kitchen	15x14	X
Bedroom 2	13x11	X	Bedroom 4	12x16	X						
Bedroom 3	13x11	X									

SqFt - Living: 2,704	SqFt - Total: 2,704	Guest Hse:	Yr Blt: 1952	Pool Size: 18x20
BD: 4	FB: 5	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 5	Year Built: 1952	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 17,955
Tri Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: Other Arch	Waterfront Details: No Fixed Bridges; Ocean Access	Restrict:
Construction: CBS	View: Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 18x20	Boat Services: Private Dock
Flooring: Tile; Wood Floor	Security:	Guest House:
Furnished:	Membership:	Taxes: No Homestead
Dining Area: Formal	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Comp Rolled; Flat Tile	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Attic; Family; Laundry-Util/Closet; Storage		
Master Bedroom/Bath: Bidet; Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub; Whirlpool Spa		
Dining Area: Formal		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Gas Lease; Hookup; Microwave; Range - Electric; Refrigerator		
Private Pool: Inground; Pool Size (W x L): 18x20		
Parking: Carport - Attached; Drive - Circular		
Lot Description: East of US-1; Cul-De-Sac		
Subdiv. Amenities: Boating; Picnic Area		
Exterior Features: Built-in Grill; Fence; Screen Porch		
Interior Features: Foyer; French Door; Pantry; Sky Light(s); Split Bedroom		

Directions: BROWARD BLVD EAST TO END, VICTORIA PARK RD. MAKE FORST RIGHT ON NE 1ST STREET, HOME ON RIGHT OVER BRIDGE.
Public Remarks: This remarkable 4BD / 5BA waterfront home is nestled in serene Victoria Park, and offers a large family room, formal dining room, an updated kitchen with stainless steel appliances and granite countertops. Ground floor hosts 3 bedrooms including the master suite with sitting area, whirlpool tub & separate shower. The second floor hosts the 4th bedroom & a full bath. The residence also features a large screened patio w/ built in gas grill, entertainment area, pool & dock w/ quick ocean access.
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Residential Customer Report

Address: 91 Fiesta Way, Fort Lauderdale, FL 33301

MLS#: AX-10230435

St: Active

List Price: \$1,440,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504201110160
Subdivision: Nurmi Isles Island 3
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 502.09
Waterfront: Yes
Waterfrontage: 90
Legal Desc: NURMI ISLES ISLAND

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 6.1
Garage Spaces: 3

Legal Desc: NURMI ISLES ISLAND NO 3 24-42 B LOT 16

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,868
BD: 6
Baths - Total: 6.1

SqFt - Total: 3,065
FB: 6
Year Built: 2016

Guest Hse:
Baths - Half: 1
Front Exp: W

Yr Blt: 2016
Yr Blt Des: Under Construction

Pool Size: 16x32
Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):
Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 19,631
Special Assmnt:

Design: Other Arch
Construction: CBS
Unit Desc:
Flooring: Marble; Slate; Other
Furnished:
Dining Area:
Guest House:
Roof: Concrete Tile
Special Info:
Rooms: Family; Laundry-Util/Closet; Loft; Maid/In-Law; Media
Master Bedroom/Bath: Bidet; Dual Sinks; Mstr Bdrm - Upstairs; Separate Shower; Separate Tub; Whirlpool Spa
Dining Area:
Window Treatments:
Maintenance Fee Incl:
Equip/App'l Included: Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Microwave; Range - G
Private Pool: Gunite; Inground; Spa; Pool Size (W x L): 16x32
Parking: Drive - Circular; Driveway; Garage - Attached
Lot Description: 1/4 to 1/2 Acre
Subdiv. Amenities:
Exterior Features: Auto Sprinkler; Fence; Open Balcony; Open Porch; Screen Porch
Interior Features: Bar; Cook Island; Elevator; Fireplace(s); Foyer; Pantry

Waterfront Details: Interior Canal; Intracoastal; Seawall; Canal Width 1 - 80
View: Intracoastal; Pool
Private Pool: Gunite; Inground; Spa; Pool Size (W x L): 16x32
Security:
Membership:
Cooling: Central
Heating: Central
Utilities: Public Sewer; Public Water; Underground

Restrict:
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes: New Construction
Terms Considered: Cash; Conventional
Mobile Features:

Public Remarks: PRIME LOCATION IN LAS OLAS, 10,200 SQ FT LOT WITH 90' DOCK ON FIESTA WAY, EXISTING HOUSE FOR IS 3,300 SQ FT AVAILABLE FOR \$1,450,000 (PICTURES 1-4). RESIDENCE NESTLED AMONG BRAND NEW HOMES IN THE \$4-5 MILLION RANGE ON SAME STREET. LIVE OR RENT IN THE EXISTING HOUSE OR TEAR IT DOWN AND BUILD A MANSION! INCLUDED IN THE PRICE: APPROVED PLANS FOR 6,100 SQ FT UNDER A/C BRAND NEW HOUSE (8,500 SQ FT TOTAL) WITH CUSTOM FINISHES TO SUIT YOUR MOST DEMANDING BUYER (PICTURES 5-32).

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Residential Customer Report

Address: 2601 Barcelona Drive, Fort Lauderdale, FL 33301

MLS#: FX-10033798

St: Active

List Price: \$1,995,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504201250290
Subdivision: Las Olas Isles
Development Name:
Model Name:
Lot Dimensions: 100 X
List Price Sqft: 672.4
Waterfront: Yes
Waterfrontage: 100

Type: Single Family Detached
Lot Dimensions: 100 X
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2.1
Garage Spaces: 3

Legal Desc: Sea Island Unit 4 27-50 B Lot 9 W 100 Blk 2

Short Sale: No

Short Sale Add:

REO: No


SqFt - Living: 2,967	SqFt - Total:	Guest Hse:	Yr Blt: 2009	Pool Size: 15X30
BD: 2	FB: 2	Baths - Half: 1	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2.1	Year Built: 2009	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2015
Total Units in Bldg:	Recreation Lease:		Taxes: 13,835
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors; Ranch	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width	Restrict: None
Construction: CBS; Other	81 - 120	HOPA: No Hopa
Unit Desc:	View: Canal	Boat Services:
Flooring: Marble; Wood Floor	Private Pool: Autoclean; Gunite; Heated; Inground; Spa; Pool Size (W x L): 15X30	Guest House:
Furnished: Unfurnished	Security: Gate - Manned; Security Patrol	Taxes: Homestead
Dining Area: Eat-In Kitchen; Formal; Snack Bar	Membership:	Terms Considered: Conventional
Guest House:	Cooling: Ceiling Fan; Central; Zoned	Mobile Features:
Roof: Barrel; S-Tile	Heating: Gas	
Special Info:	Utilities: Cable; Public Sewer; Public Water	

Rooms: Family; Laundry-Util/Closet
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub; Whirlpool Spa
Dining Area: Eat-In Kitchen; Formal; Snack Bar
Window Treatments: Blinds; Impact Glass; Thermal
Maintenance Fee Incl:
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Gas; Refrigerator; Smoke Detector; Wall Oven; Washer
Private Pool: Autoclean; Gunite; Heated; Inground; Spa; Pool Size (W x L): 15X30
Parking: Drive - Circular; Garage - Attached; Guest
Lot Description: < 1/4 Acre; Paved Road
Subdiv. Amenities: Boating
Exterior Features: Auto Sprinkler; Built-in Grill; Custom Lighting
Interior Features: Built-in Shelves; Ctdrl/Vault Ceilings; Fireplace(s); Foyer; Pantry; Walk-in Closet
Directions: E. Las Olas Blvd. to Seven Isles Drive, north to Barcelona Dr., east to property on the left.
Public Remarks: 100 Feet deep water dockage for up to an 80 ft. vessel. House was totally renovated in 2009 to include a new seawall. Marble and hardwood flooring throughout, and granite counter tops. Current third car garage could be converted to make three full bedrooms. House has a natural gas full house generator, gas heating, cooking and BBQ. Salt water pool with large hot tub. Three fireplaces. Vaulted ceilings in formal living room, family room and master bedroom.
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Residential Customer Report



Address: 631 Poinciana Drive, Fort Lauderdale, FL 33301

Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504212040122
Subdivision: Idlewyld Resub Blks 8 To
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 553.56
Waterfront: Yes
Waterfrontage: 50
Legal Desc: IDLEWYLD RESUB BLKS 8 TO 11 3-4 B LOT 10 BLK 10

MLS#: FX-10091184

St: Active

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2

List Price: \$1,695,000

SqFt - Living: 3,062

BD: 4

Baths - Total: 3

SqFt - Total: 3,590

FB: 3

Year Built: 1988

Guest Hse:

Baths - Half:

Front Exp: E

Yr Blt: 1988

Yr Blt Des: Resale

Pool Size: 10X15

Pets Allowed: No

Short Sale Add:

REO: No

Bldg #:

Total Floors/Stories:

Total Units in Bldg:

Ttl Units in Complex:

Unit Floor #:

Governing Bodies:

Land Lease:

Recreation Lease:

Min Days to Lease:

Application Fee:

Membership Fee Amount:

HOA/POA/COA (Monthly):

Brand Name:

Mobile Home Size:

Decal #:

Serial #:

Tax Year: 2016

Taxes: 21,335

Special Assmnt:

Design: < 4 Floors

Construction: Block; Concrete

Unit Desc:

Flooring: Carpet; Marble

Furnished:

Dining Area:

Guest House:

Roof: Aluminum

Special Info:

Rooms: Attic; Family

Master Bedroom/Bath: Mstr Bdrm - Ground

Dining Area:

Window Treatments:

Maintenance Fee Incl:

Equip/Appl Included: Dishwasher; Disposal; Microwave; Refrigerator; Washer

Private Pool: Inground; Pool Size (W x L): 10X15

Parking: Driveway

Lot Description: < 1/4 Acre

Subdiv. Amenities:

Exterior Features: Awnings; Fence

Interior Features:

Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access

View: Canal

Private Pool: Inground; Pool Size (W x L): 10X15

Security:

Membership:

Cooling: Ceiling Fan; Central

Heating: Central

Utilities: Public Sewer; Public Water

Restrict:

HOPA: No Hopa

Boat Services: Hoist/Davit

Guest House:

Taxes: Homestead

Terms Considered: Conventional

Mobile Features:

Directions:

Public Remarks: Your tropical oasis awaits you in Idlewyld! Nestled deep in the private and prestigious neighborhood of Idelwyld, this 3,436-square-foot home boasts more than 50 feet of water front property. Its open layout and family-friendly floor plan is ideal for buyers of all types: A master bedroom option and bathroom are located on the first floor with the remaining three bedrooms and two full bathrooms upstairs. It also has a coveted two-car garage. Recently updated with hurricane impact windows and a newer roof.

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Residential Customer Report

Address: 501 Flamingo Drive, Fort Lauderdale, FL 33301 MLS#: FX-10084210 St: Active List Price: \$1,750,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504212081200
Subdivision: Riviera 6-17 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 492.68
Waterfront: Yes
Waterfrontage: 100
Legal Desc: RIVIERA 6-17 B LOT 31 & N1/2 OF 30 TOGETHER WITH PT OF VAC'D SE 5TH ST BOUNDED AS FOLS:ON N BY S/L OF LOT 32 & S/L OF W

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 4
Garage Spaces: 2

Short Sale: No
Short Sale Add:
REO: No

SqFt - Living: 3,552	SqFt - Total: 3,793	Guest Hse:	Yr Blt: 1937	Pool Size:
BD: 4	FB: 4	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 4	Year Built: 1937	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 17,129
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Concrete; Wood Floor Furnished: Unfurnished Dining Area: Formal Guest House: Roof: S-Tile Special Info: Sold As-Is Rooms: Laundry-Util/Closet Master Bedroom/Bath: Bidet; Dual Sinks; Mstr Bdrm - Upstairs; Separate Shower; Separate Tub Dining Area: Formal Window Treatments: Drapes Maintenance Fee Incl: Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Gas; Refrigerator; Washer Private Pool: Parking: Driveway; Garage - Attached; Street Lot Description: < 1/4 Acre Subdiv. Amenities: Exterior Features: Awnings; Room for Pool Interior Features: Cldrl/Vault Ceilings; Fireplace(s); French Door; Walk-in Closet	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access View: Canal Private Pool: Security: Membership: Cooling: Ceiling Fan; Central; Electric Heating: Central; Electric Utilities: Cable; Public Sewer; Public Water	Restrict: HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: Homestead Terms Considered: Conventional; FHA; VA Mobile Features:
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Directions: East Las Olas Blvd then Right onto SE 25th Ave. The guard gate will automatically open. Take first Right onto SE 5th Street. Property on Right hand side.
Public Remarks: Isn't it time for you to enjoy the Las Olas lifestyle. Casual elegance in this charming home rebuilt in 1996. 100' lot on extra wide canal allows you dockage for up to a 90' boat. South Isle ensures fast access to the Intracoastal, Inlet and ocean. Located in Riviera Isles, Las Olas' only gated community. Close to the beach, shops and restaurants, Downtown, airport, and all major highways.

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Residential Customer Report

Address: 528 Riviera Drive, Fort Lauderdale, FL 33301

MLS#: FX-10082312

St: Active

List Price: \$1,949,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504212080170
Subdivision: Las Olas Isles
Development Name: S Las Olas Isles
Model Name:
Lot Dimensions: 100x125
List Price Sqft: 533.1
Waterfront: Yes
Waterfrontage: 100
Legal Desc: RIVIERA 6-17 B LOT 33,34 BLK 1

Type: Single Family Detached
Lot Dimensions: 100x125
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 3
Garage Spaces: 1

SqFt - Living: 3,656		SqFt - Total: 3,656		Guest Hse:		Yr Blt: 1940		Pool Size:	
BD: 4		FB: 3		Baths - Half:		Yr Blt Des: Resale		Pets Allowed: No	
Baths - Total: 3		Year Built: 1940		Front Exp: W					

Bldg #:		Governing Bodies:		Membership Fee Amount:		Serial #:	
Total Floors/Stories:		Land Lease:		HOA/POA/COA (Monthly):		Tax Year: 2016	
Total Units in Bldg:		Recreation Lease:				Taxes: 10,491	
Total Units in Complex:		Min Days to Lease:		Brand Name:		Special Assmnt:	
Unit Floor #:		Application Fee:		Mobile Home Size:			
				Decal #:			

Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access	Restrict:
Construction: CBS; Frame	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services: Private Dock
Flooring: Tile; Wood Floor	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area:	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Comp Rolled; Comp Shingle	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Den/Office; Family; Storage		
Master Bedroom/Bath: Mstr Bdrm - Upstairs		
Dining Area:		
Window Treatments: Drapes		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Gas; Refrigerator; Wall Oven; Washer		
Private Pool:		
Parking: Driveway		
Lot Description: 1/4 to 1/2 Acre		
Subdiv. Amenities:		
Exterior Features: Auto Sprinkler; Deck; Open Porch; Room for Pool		
Interior Features: Cldrl/Vault Ceilings; Fireplace(s)		

Directions:
Public Remarks: Best value in the South Las Olas Isles! A vintage classic home with 100 feet of waterfront to dock up to a 90 foot yacht. Fabulous kitchen that looks out to the waterfront. The home also comes with the most relaxing, tranquil and spacious backyard. Plenty of room for a pool. Call now for a private showing!

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Residential Customer Report

Address: 2020 NE 65th Street, Fort Lauderdale, FL 33308 MLS#: FX-10093937 St: Active List Price: \$629,000



Area: 3350
Geo Area: FTNE
County: Broward
Parcel ID: 494212101220
Subdivision: Imperial Point 4th Sec 56
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 400.64
Waterfront: Yes
Waterfrontage: 75
Legal Desc: IMPERIAL POINT 4TH SEC 56-11 B LOT 20 BLK 35

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2

Short Sale: No		Short Sale Add:		REO: No
SqFt - Living: 1,570	SqFt - Total: 3,018	Guest Hse:	Yr Blt: 1962	Pool Size: 15x30
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1962	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 6,077
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Ocean Access	Restrict:
Construction: Block; Brick; Concrete	View:	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 15x30	Boat Services: Private Dock
Flooring: Carpet; Tile	Security:	Guest House:
Furnished:	Membership:	Taxes: City/County
Dining Area:	Cooling: Central	Terms Considered: Conventional; FHA
Guest House:	Heating: Central	Mobile Features:
Roof: S-Tile	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Family		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Dryer; Refrigerator; Washer		
Private Pool: Inground; Pool Size (W x L): 15x30		
Parking: Driveway		
Lot Description: < 1/4 Acre		
Subdiv. Amenities: Sidewalks		
Exterior Features:		
Interior Features:		

Directions:
Public Remarks: Terrific water views. Nice sized kitchen remodeled last year, stainless steel appliances, granite counter tops and all new cabinetry. Both bathrooms totally remodeled. Large family room with water view. Partial impact windows. Tropical landscaping across front of house. Brick paver driveway, 2 car garage. New S-Tile roof 2006. Located in sought after Imperial Point neighborhood.

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Residential Customer Report

Address: 5830 NE 14th Ter, Fort Lauderdale, FL 33334

MLS#: FX-10072149

St: Active

List Price: \$535,000



Area: 3350
Geo Area: FTNE
County: Broward
Parcel ID: 494211064670
Subdivision: CORAL RIDGE ISLES
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 324.44
Waterfront: Yes
Waterfrontage: 76

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1
Ele School: Floranada
Middle School: Rickards
High School: Northeast

Legal Desc: CORAL RIDGE ISLES 45-47 B LOT 15 BLK 23

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,649
BD: 3
Baths - Total: 2

SqFt - Total: 1,914
FB: 2
Year Built: 1978

Guest Hse:
Baths - Half:
Front Exp: W

Yr Blt: 1978
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 6,457
Special Assmnt:

Design: < 4 Floors
Construction: Block; Concrete; Frame/Stucco
Unit Desc:
Flooring: Terrazzo Floor; Tile
Furnished:
Dining Area:
Guest House:
Roof: S-Tile
Special Info:

Waterfront Details: Fixed Bridges; Interior Canal; Ocean Access; Canal Width 1 - 80
View: Canal
Private Pool:
Security:
Membership:
Cooling: Ceiling Fan; Central; Electric
Heating: Central; Electric
Utilities: Cable; Public Sewer; Public Water

Restrict: None
HOPA: No Hopa
Boat Services: Private Dock; Lift
Guest House:
Taxes:
Terms Considered: Conventional
Mobile Features:


Rooms: Florida; Laundry-Util/Closet
Master Bedroom/Bath: Mstr Bdrm - Ground
Dining Area:
Window Treatments: Awning; Picture
Maintenance Fee Incl:
Equip/App'l Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Gas; Refrigerator; Wall Oven; Washer; Water Heater - Gas
Private Pool:
Parking: Driveway; Garage - Attached
Lot Description: < 1/4 Acre
Subdiv. Amenities: Sidewalks
Exterior Features: Auto Sprinkler; Awnings; Deck; Fence; Fruit Tree(s); Outdoor Shower; Room for Pool; Shutters
Interior Features: Slack Bedrooms

Directions: From I-95 take Cypress Creek west (or from US1 take Cypress Creek east) to Coral Ridge Isles Dr / 15th Ave south to 60 St west to 14 Terrace south towards end of cul-de-sac.....

Public Remarks: Follow the sidewalk down this Royal Palm lined quiet cul-de-sac to your waterfront ocean access Coral Ridge Isles 3 bedroom 2 bath home...gleaming terrazzo floors...quartz countertops, custom cabinets, SS appliances...separate laundry room, 1 car garage...gas stove, dryer & tankless hot water heater...lots of windows provide natural light with plenty of wall space & recessed lighting to highlight the artwork...new deck & dock out back...upgraded & buried electric...even the pipes are new!! Come see...

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Residential Customer Report

Address: 1620 NE 63rd Court, Fort Lauderdale, FL 33334		MLS#: AX-10365586	St: Active	List Price: \$433,800
	Area: 3350	Type: Single Family Detached		
	Geo Area: FTNE	Lot Dimensions:		
	County: Broward	Type: Single Family Detached		
	Parcel ID: 494211080290	Dock:		
	Subdivision: Boulevard Park Isles Sec	Private Pool: Yes		
	Development Name:	Baths - Total: 2		
	Model Name:	Garage Spaces: 1		
	Lot Dimensions:			
	List Price Sqft: 245.92			
	Waterfront: Yes			
Waterfrontage: 0				
Legal Desc: BOULEVARD PARK ISLES SEC 1 50-6 B LOT 29				
Short Sale: No		Short Sale Add:	REO: Yes	

SqFt - Living: 1,764	SqFt - Total: 1,836	Guest Hse:	Yr Blt: 1960	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: No
Baths - Total: 2	Year Built: 1960	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2015
Total Units in Bldg:	Recreation Lease:		Taxes: 5,988
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal	Restrict:
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Inground	Boat Services: Private Dock
Flooring: Marble; Wood Floor	Security:	Guest House:
Furnished:	Membership:	Taxes: City/County
Dining Area:	Cooling: Central	Terms Considered: Cash; Conventional; FHA; VA
Guest House:	Heating: Central	Mobile Features:
Roof: Barrel	Utilities: Public Sewer; Public Water	
Special Info: Corporate Owned; Sold As-Is		
Rooms:		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Dryer; Microwave; Range - Gas; Refrigerator		
Private Pool: Inground		
Parking: Driveway		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Built-in Grill; Extra Building; Shed		
Interior Features: Built-in Shelves		
Directions:		
Public Remarks: Amazing Deal for Totally Remodeled 2/2 w/ garage with Large Pool overlooking the water in Coral Rige Isles! House has beautiful top of the line kitchen w/ wood cabinets, granite countertops, and new stainless steel appliances including a wine cooler! New Wood Floors throughout! New bathrooms with modern vanities with granite and bowl sinks! Amazing Backyard with Custom Tiki Hut with built in bbq/fridge and bar! Large Pool with Views towards the water+ canal! Boat slip with access directly to ocean!!		

Residential Customer Report

Address: 6310 NE 15th Avenue, Fort Lauderdale, FL 33334

MLS#: FX-10091207

St: Active

List Price: \$625,000



Area: 3350
Geo Area: FTNE
County: Broward
Parcel ID: 494211080530
Subdivision: Boulevard Park Isles Sec
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 341.53
Waterfront: Yes
Waterfrontage: 37

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces:

Legal Desc: BOULEVARD PARK ISLES SEC 1 50-6 B LOT 53

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,830	SqFt - Total: 1,830	Guest Hse:	Yr Blt: 1960	Pool Size: 15x30
BD: 4	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 3	Year Built: 1960	Front Exp: W		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 6,406
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors Construction: Block; Concrete Unit Desc: Flooring: Terrazzo Floor Furnished: Dining Area: Dining-Living Guest House: Roof: Barrel; Flat Tile Special Info: Rooms: Laundry-Util/Closet Master Bedroom/Bath: Mstr Bdrm - Ground; Separate Shower; Separate Tub Dining Area: Dining-Living Window Treatments: Blinds Maintenance Fee Incl: Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Water Heater - Elec Private Pool: Inground; Pool Size (W x L): 15x30 Parking: Drive - Circular Lot Description: < 1/4 Acre; Public Road Subdiv. Amenities: Boating Exterior Features: Auto Sprinkler Interior Features: Closet Cabinets; Pantry; Split Bedroom; Walk-in Closet	Waterfront Details: Interior Canal View: Canal; Garden Private Pool: Inground; Pool Size (W x L): 15x30 Security: Membership: Cooling: Central; Electric; Paddle Fans Heating: Central; Electric Utilities: Public Sewer; Public Water	Restrict: Lease OK HOPA: No Hopa Boat Services: Guest House: Taxes: Terms Considered: Conventional; FHA; VA Mobile Features:
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Directions: From Cypress Creek road and NE 18th ave., go North on 18th ave to NE 63rd St. turn west on 63rd, continue West to NE 15th Ave, turn North, house is on the right.

Public Remarks: Lovingly upgraded mid-century modern, on intersecting canals, ocean access, water views and 2 level dock. Impact windows, 4 sets of Impact sliders, private oversized Travertine marble patio and newly finished pool, custom fans for shade.Prof. landscaping. Sparkling Terrazzo floors,New Roof, New Kitchen w/breakfast bar, New Electrical, laundry room w/ pantry. 4 bedrooms w/California closets, 3 custom baths. Circular Travertine driveway w/ extra parking on a cul-de-sac. Walk to Pine Crest School.

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Residential Customer Report

Address: 1467 NE 56th Court, Fort Lauderdale, FL 33334

MLS#: FX-10091704

St: Active

List Price: \$649,000



Area: 3350
Geo Area: FTNE
County: Broward
Parcel ID: 494211065900
Subdivision: Coral Ridge Isles 45-47 B
Development Name:
Model Name:
Lot Dimensions: 100x75
List Price Sqft: 316.28
Waterfront: Yes
Waterfrontage: 75
Legal Desc: CORAL RIDGE ISLES 45-47 B LOT 4 BLK 27

Type: Single Family Detached
Lot Dimensions: 100x75
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2

Short Sale: No		Short Sale Add:		REO: No
SqFt - Living: 2,052	SqFt - Total: 2,489	Guest Hse:	Yr Blt: 1967	Pool Size: 30x16
BD: 4	FB: 2	Baths - Half:	Yr Blt Des: Unknown	Pets Allowed: No
Baths - Total: 2	Year Built: 1967	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 5,527
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Fixed Bridges; Interior Canal; Ocean Access	Restrict:
Construction: CBS	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Autoclean; Inground; Pool Size (W x L): 30x16	Boat Services: Private Dock; Lift
Flooring: Marble	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area: Formal	Cooling: Ceiling Fan; Central	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Concrete Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info:		
Rooms: Family		
Master Bedroom/Bath: Dual Sinks		
Dining Area: Formal		
Window Treatments: Blinds		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer		
Private Pool: Autoclean; Inground; Pool Size (W x L): 30x16		
Parking: Driveway; Garage - Attached		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Custom Lighting; Fence; Shed		
Interior Features: Built-in Shelves; Decorative Fireplace; French Door		

Directions: From I-95 take East on Commercial Blvd, make a left on NE 15th Ave, and left on NE 56th Ct.
Public Remarks: One of the most beautiful homes in Coral Ridge Isles now for SALE. A true 4 bedroom, waterfront and pool house with travertine marble floors, granite in kitchen and bathrooms, new A/C, impact windows and doors, upgraded dock and boatlift. Don't miss this opportunity!

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Residential Customer Report

Address: 1412 NE 53rd Court, Fort Lauderdale, FL 33334

MLS#: FX-10089957

St: Active

List Price: \$639,000



Area: 3350
Geo Area: FTNE
County: Broward
Parcel ID: 494211074000
Subdivision: Coral Ridge Isles 45-47 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 279.16
Waterfront: Yes
Waterfrontage: 75
Legal Desc: CORAL RIDGE ISLES 45-47 B LOT 18 BLK 45

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,289	SqFt - Total: 2,769	Guest Hse:	Yr Blt: 1999	Pool Size: 30*15
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Unknown	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1999	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 11,898
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Tile Furnished: Unfurnished Dining Area: Formal; Snack Bar Guest House: Roof: S-Tile Special Info: Rooms: Den/Office; Family; Florida; Util-Garage Master Bedroom/Bath: Mstr Bdrm - Ground; Separate Shower; Separate Tub Dining Area: Formal; Snack Bar Window Treatments: Impact Glass Maintenance Fee Incl: Equip/Appl Included: Auto Garage Open; Dishwasher; Dryer; Hookup; Range - Electric; Refrigerator; Smoke Detector; Water Heater - Elec Private Pool: Inground; Pool Size (W x L): 30*15 Parking: Garage - Attached; Street Lot Description: < 1/4 Acre; Public Road Subdiv. Amenities: Exterior Features: Auto Sprinkler; Custom Lighting; Deck; Fence; Open Porch Interior Features: Built-in Shelves; Closet Cabinets; Cldrt/Vault Ceilings; Split Bedroom; Walk-in Closet	Waterfront Details: Fixed Bridges; Ocean Access View: Canal; Pool Private Pool: Inground; Pool Size (W x L): 30*15 Security: Membership: Cooling: Ceiling Fan; Central; Electric Heating: Central; Electric; Window/Wall; Other Utilities: Cable; Public Sewer; Public Water	Restrict: Lease OK; None HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: Terms Considered: Conventional; FHA Mobile Features:
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Directions: Commercial blvd East of Dixie to NE 15th Ave go to NE 53rd Court to the Home. The home it's on the left side

Public Remarks: STUNNING WATERFRONT HOME IN CORAL RIDGE ISLES, IN FORT LAUDERDALE WITH OCEAN ACCESS & NEW 60 FT DOCK. A MUST SEE 3/2 HOME WITH POOL & 2 CAR GARAGE. FULLY UPDATED EUROPEAN KITCHEN WITH NEW APPLIANCES. REMODELED BATHROOMS OFFER A ZEN-LIKE SPA EXPERIENCE, MASTER BATH WITH NEW FREESTANDING TUB & FRAMELESS SHOWER. FULLY FENCED YARD WITH ROLLING ELECTRIC ENTRANCE GATE ON A DEAD END STREET. NEW IMPACT WINDOWS AND DOORS. NEW WATER HEATER. GORGEOUS NATURAL CORAL FIREPLACE. NEW CUSTOM FLOOR TILE THROUGHOUT.

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Residential Customer Report

Address: 1441 NE 54th Street, Fort Lauderdale, FL 33334

MLS#: RX-10362521

St: Active

List Price: \$615,000



Area: 3350
Geo Area: FTNE
County: Broward
Parcel ID: 494211073600
Subdivision: CORAL RIDGE ISLES
Development Name: Coral Ridge Isles
Model Name: Renovated Home
Lot Dimensions: 80X100
List Price Sqft: 256.25
Waterfront: Yes
Waterfrontage: 80
Legal Desc: CORAL RIDGE ISLES 45-47 B LOT 8 BLK 44

Type: Single Family Detached
Lot Dimensions: 80X100
Type: Single Family Detached
Dock: 40
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2

Short Sale: No

Short Sale Add: No

REO: No

Master Bedroom	12	X	14	Living Room	12	X	14	Kitchen	12	X	10
SqFt - Living: 2,400	SqFt - Total: 3,030			Guest Hse:	Yr Blt: 1968			Pool Size: 76x100			
BD: 5	FB: 2			Baths - Half: 0	Yr Blt Des: Resale			Pets Allowed: Yes			
Baths - Total: 2	Year Built: 1968			Front Exp: NE							

Bldg #:	Governing Bodies: None	Membership Fee Amount:	Serial #:
Total Floors/Stories: 1	Land Lease:	HOA/POA/COA (Monthly): 0	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 3,738.49
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt: No
Unit Floor #:	Application Fee: 0	Mobile Home Size:	
		Decal #:	

Design: Mediterranean	Waterfront Details: Fixed Bridges; Navigable; Ocean Access; Seawall; Canal Width	Restrict: None
Construction: CBS	1 - 80	HOPA: No Hopa
Unit Desc:	View: Canal	Boat Services: Private Dock; Up to 80 Ft Boat
Flooring: Ceramic Tile	Private Pool: Inground; Screened; Pool Size (W x L): 76x100	Guest House:
Furnished: Furniture Negotiable; Unfurnished	Security: Security Sys-Owned	Taxes: Homestead
Dining Area: Dining-Florida; Snack Bar	Membership: No Membership Avail	Terms Considered: Cash; Conventional; FHA; VA
Guest House:	Cooling: Central; Electric	Mobile Features:
Roof: Flat Tile	Heating: Central; Electric	
Special Info: Sold As-Is	Utilities: Public Sewer; Public Water	
	Storm Protection: Panel Shutters: Complete	

Rooms: Den/Office; Family; Florida

Master Bedroom/Bath: Separate Shower; Separate Tub; Whirlpool Spa

Dining Area: Dining-Florida; Snack Bar

Window Treatments: Blinds

Maintenance Fee Incl:

Equip/Apppl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Storm Shutters; Washer; Water Heater - Elec

Private Pool: Inground; Screened; Pool Size (W x L): 76x100

Parking: Drive - Circular; Garage - Attached

Lot Description: < 1/4 Acre; Paved Road; Public Road

Subdiv. Amenities: None

Exterior Features: Auto Sprinkler; Built-in Grill; Cabana; Custom Lighting; Fence; Lake/Canal Sprinkler; Screened Patio; Shutters; None

Interior Features: Built-in Shelves; Closet Cabinets; Entry Lvl Lvng Area; Pantry; Roman Tub; Split Bedroom; W/D Hookup; Walk-in Closet

Directions: Cypress Creek Rd East to NE 15th Ave make a right and make a right on 54th St the house will be on your right.

Public Remarks: Spectacular Waterfront Home, Ocean access, Renovated, largest single family Home in Coral Ridge Isles, 4/2 plus a bonus room can be used as a guess room or an office. Home features a brand new Kitchen with white Quartz, white cabinets, open concept, new SS appliances, custom lighting, open to the Florida Room and formal dinning room and a Family Room. Master Bedroom with his and hers walk in closets, updated Master Bathroom with Custom Bathtub and shower. Exterior updated with new Tile by Pool, new Pavers, Diamond B Pool, Pool screened, Gazebo and Build in BBQ, perfect for entertainment. New French Doors and windows with Hurricane Shutters. Breathtaking water views, new Dock, Waterfrontage 80 Feet Perfect to bring your Boat! Priced to sell! Owner motivated to sell.

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Residential Customer Report

Address: 5860 NE 14th Way, Fort Lauderdale, FL 33334

MLS#: FX-10090216

St: Active

List Price: \$614,900



Area: 3350
Geo Area: FTNE
County: Broward
Parcel ID: 494211064470
Subdivision: Coral Ridge Isles 45-47 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqt:
Waterfront: Yes
Waterfrontage: 75

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2
Ele School: Floranada
Middle School: Rickards
High School: Northeast

Legal Desc: CORAL RIDGE ISLES 45-47 B LOT 18 BLK 22

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living:

BD: 3

Baths - Total: 2

SqFt - Total: 1,842

FB: 2

Year Built: 1967

Guest Hse:

Baths - Half:

Front Exp: W

Yr Blt: 1967

Yr Blt Des: Resale

Pool Size: 30x15

Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 8,452
Special Assmnt:

Design: < 4 Floors	Waterfront Details: Fixed Bridges; Interior Canal;
Construction: CBS	View: Pool
Unit Desc:	Private Pool: Equipment Included; Inground; Solar
Flooring: Marble	Security:
Furnished:	Membership:
Dining Area:	Cooling: Ceiling Fan; Central
Guest House:	Heating: Central
Roof: Concrete Tile	Utilities: Cable; Public Sewer; Public Water
Special Info:	
Rooms: Den/Office	
Master Bedroom/Bath:	
Dining Area:	
Window Treatments:	
Maintenance Fee Incl:	
Equip/App'l Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Solar Water Heater; Wall Oven; Washer	
Private Pool: Equipment Included; Inground; Solar Heat; Pool Size (W x L): 30x15	
Parking: Driveway; Garage - Attached	
Lot Description: < 1/4 Acre	
Subdiv. Amenities:	
Exterior Features: Custom Lighting	
Interior Features: Built-in Shelves; French Door; Sky Light(s); Split Bedroom	

Waterfront Details: Fixed Bridges; Interior Canal; Ocean Access; Seawall
View: Pool
Private Pool: Equipment Included; Inground; Solar Heat; Pool Size (W x L): 30x15
Security:
Membership:
Cooling: Ceiling Fan; Central
Heating: Central
Utilities: Cable; Public Sewer; Public Water

Restrict: None
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes: Homestead
Terms Considered: Conventional; FHA
Mobile Features:

Directions: BETWEEN COMMERCIAL AND CYPRESS CREEK. FROM CYPRESS CREEK TAKE NE 15TH AVENUE (CORAL RIDGE ISLES DR) SOUTH MAKE FIRST RIGHT TO NE 14TH WAY.

Public Remarks: Beautiful designer waterfront home with many features. Crown moldings, marble floors with mosaic insets, gourmet kitchen with double ovens, recessed lights, sounds system with recessed speakers and individual controls for each room & outside, impact windows, plantation shutters, dock, ocean access canal, pool with fountain, 2 car garage and covered entertaining area! Large covered front porch! Move in ready! Excellent interior, tree lined culdesac street.

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Residential Customer Report

Address: 1478 NE 57th Place, Fort Lauderdale, FL 33334

MLS#: HX-10295694

St: Active

List Price: \$544,900



Area: 3350
Geo Area: FTNE
County: Broward
Parcel ID: 494211065190
Subdivision: Coral Ridge Isles 45-47 B
Development Name: Coral Ridge Isles
Model Name:
Lot Dimensions:
List Price Sqft:
Waterfront: Yes
Waterfrontage: 75

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces:

Legal Desc: CORAL RIDGE ISLES 45-47 B LOT 30 BLK 24

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: BD: 3 Baths - Total: 3	SqFt - Total: 1,975 FB: 3 Year Built: 1960	Guest Hse: Baths - Half: Front Exp: N	Yr Blt: 1960 Yr Blt Des: Resale	Pool Size: 30x15 Pets Allowed: Yes
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Bldg #: Total Floors/Stories: Total Units in Bldg: Trl Units in Complex: Unit Floor #:	Governing Bodies: Land Lease: Recreation Lease: Min Days to Lease: Application Fee:	Membership Fee Amount: HOA/POA/COA (Monthly): Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2016 Taxes: 7,090 Special Assmnt:
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Design: < 4 Floors Construction: Block; Concrete Unit Desc: Flooring: Ceramic Tile; Tile Furnished: Dining Area: Dining-Living; Snack Bar Guest House: Roof: Barrel Special Info: Foreign Seller; Sold As-Is Rooms: Convertible Bedroom; Den/Office Master Bedroom/Bath: 2 Master Baths; Combo Tub/Shower; Mstr Bdrm - Ground Dining Area: Dining-Living; Snack Bar Window Treatments: Blinds; Impact Glass Maintenance Fee Incl: Equip/Appl Included: Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Satellite Dish; Washer; Water Heater - Elec Private Pool: Autoclean; Child Gate; Heated; Inground; Pool Size (W x L): 30x15 Parking: Drive - Circular Lot Description: < 1/4 Acre Subdiv. Amenities: Exterior Features: Auto Sprinkler; Deck; Fence; Outdoor Shower Interior Features: French Door; Split Bedroom	Waterfront Details: Fixed Bridges; Interior Canal; Ocean Access View: Canal Private Pool: Autoclean; Child Gate; Heated; Inground; Pool Size (W x L): 30x15 Security: Membership: Cooling: Ceiling Fan; Central Heating: Central Utilities: Cable; Public Sewer; Public Water	Restrict: None HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: Terms Considered: Cash; Conventional; FHA Mobile Features:
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Directions: FROM I-95 TAKE CYPRESS CREEK/NE 62ND AVE EAST TO CORAL RIDGE ISLES DRIVE (NE 15TH AVE). TURN SOUTH, RIGHT, ONTO NE 57TH PLACE. PROPERTY IS ON THE LEFT #1478.
Public Remarks: Relaxing, waterfront home on the Rio Russell, featuring pool with spa and your own dock. Hurricane impact windows & doors, French doors to shaded screened patio. Kitchen features granite, stainless appliances, hand crafted maple cabinetry. Brand new roof, new gas pool heater - the outside is freshly painted. 3 bedrooms and a den for possible 4th bedroom. European owners have used this as their seasonal vacation home in the sunshine. Gorgeous!!
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Residential Customer Report

Address: 5900 NE 14th Way, Fort Lauderdale, FL 33334

MLS#: FX-10089534

St: Active

List Price: \$549,888



Area: 3360
Geo Area: FTNE
County: Broward
Parcel ID: 494211064480
Subdivision: Coral Ridge Isles 45-47 B
Development Name: Coral Ridge Isles
Model Name:
Lot Dimensions:
List Price Sqft: 420.4
Waterfront: Yes
Waterfrontage: 75
Legal Desc: CORAL RIDGE ISLES 45-47 B LOT 19 BLK 22

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2
Ele School: Floranada
Middle School: Rickards
High School: Northeast

Short Sale: No		Short Sale Add:		REO: No
SqFt - Living: 1,308	SqFt - Total: 2,032	Guest Hse:	Yr Blt: 1960	Pool Size: 30x15
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1960	Front Exp: W		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 7,674
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Fixed Bridges; Seawall; Canal Width 1 - 80	Restrict: Lease OK
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 30x15	Boat Services: Private Dock
Flooring: Wood Floor	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area:	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: Flat Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info: Sold As-Is		
Rooms: Family		
Master Bedroom/Bath: 2 Master Baths; Mstr Bdrm - Ground		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Ice Maker; Microwave; Refrigerator; Wall Oven; Water Heater - Gas		
Private Pool: Inground; Pool Size (W x L): 30x15		
Parking: Garage - Attached		
Lot Description: < 1/4 Acre; Paved Road		
Subdiv. Amenities: Street Lights		
Exterior Features: Auto Sprinkler; Fence		
Interior Features:		

Directions:
Public Remarks: Charming 2/2 with tons of upgrades. Custom kitchen with Jenn-Air appliances with double ovens. All impact windows. A bonus room of over 400 sq ft. All New: Hardwood floors, Master bath, Custom Closets, Plantation shutters, Mitsubishi air conditioning in family room, Impact sliders overlooking pool and canal, gas tank less water heater, Pavers in front & back. LED cams throughout, LED landscaping lights, sprinkler system, crown molding, painted interior, exterior, interior doors, and utility shed.

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Residential Customer Report

Address: 2713 Coral Shores Drive, Fort Lauderdale, FL 33306

MLS#: FX-10039514

St: Active

List Price: \$745,000



Area: 3370
Geo Area: FTNE
County: Broward
Parcel ID: 494225140020
Subdivision: Coral Shores Amd 31-50 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 489.49
Waterfront: Yes
Waterfrontage: 50
Legal Desc: Coral Shores Amend Plat 3

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2

Short Sale: No

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,522
BD: 3
Baths - Total: 2

SqFt - Total: 2,391
FB: 2
Year Built: 1970

Guest Hse:
Baths - Half:
Front Exp: E

Yr Blt: 1970
Yr Blt Des: Resale

Pool Size: 15x30
Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2015
Taxes: 9,657
Special Assmnt:

Design: < 4 Floors
Construction: Block; Concrete
Unit Desc:
Flooring: Ceramic Tile
Furnished:
Dining Area:
Guest House:
Roof: Concrete Tile
Special Info:
Rooms: Util-Garage
Master Bedroom/Bath: Mstr Bdrfm - Ground
Dining Area:
Window Treatments:
Maintenance Fee Incl:
Equip/App'l Included: Auto Garage Open; D
Private Pool: Inground; Pool Size (W x L): 15
Parking: Driveway; Garage - Attached
Lot Description: < 1/4 Acre
Subdiv. Amenties:

Waterfront Details:
View: River
Private Pool: Inground; Pool Size (W x L): 15x30
Security:
Membership:
Cooling: Ceiling Fan; Central; Electric
Heating: Central; Electric
Utilities: Public Sewer; Public Water

Restrict: Lease OK
HOPA: No Hopa
Boat Services: Private Dock; Boat Lock
Guest House:
Taxes: City/County
Terms Considered: Conventional
Mobile Features:

Directions: West of Federal Hwy. off Oakland Park Blvd. Driving west of federal take 1st left past Wendy's Rest. Home down around winding Coral Shores Dr. #2713
Public Remarks: Outstanding / Prime Middle River location / Oversized Lot 10,000+ sq. ft. 3/2/2 attached garage. New A/C unit installed & Roof painted July 2016. Granite counter tops throughout home. Private back yard. Owner Motivated, Tenant Occupied (24 Hour notice)

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Residential Customer Report

Address: 2925 Coral Shores Drive, Fort Lauderdale, FL 33306 MLS#: AX-10208788 St: Active List Price: \$644,000



Area: 3370
Geo Area: FTNE
County: Broward
Parcel ID: 494225130210
Subdivision: Coral Shores 30-44 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 377.71
Waterfront: Yes
Waterfrontage: 150
Legal Desc: CORAL SHORES 30-44 B LOT 27 BLK 1

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 1

Short Sale: No		Short Sale Add:		REO: No
SqFt - Living: 1,705 BD: 3 Baths - Total: 2	SqFt - Total: 1,705 FB: 2 Year Built: 1955	Guest Hse: Baths - Half: Front Exp: E	Yr Blt: 1955 Yr Blt Des: Resale	Pool Size: 15X30 Pets Allowed: No

Bldg #: Total Floors/Stories: Total Units in Bldg: Ttl Units in Complex: Unit Floor #:	Governing Bodies: Land Lease: Recreation Lease: Min Days to Lease: Application Fee:	Membership Fee Amount: HOA/POA/COA (Monthly): Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2015 Taxes: 9,356 Special Assmnt:
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Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Ceramic Tile; Wood Floor Furnished: Furnished; Turnkey Dining Area: Breakfast Area; Formal; Snack Bar Guest House: Roof: Barrel Special Info: Rooms: Attic; Family; Florida Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Ground Dining Area: Breakfast Area; Formal; Snack Bar Window Treatments: Maintenance Fee Incl: Equip/Appl Included: Auto Garage Open; Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer Private Pool: Inground; Pool Size (W x L): 15X30 Parking: Covered Lot Description: < 1/4 Acre Subdiv. Amenities: Exterior Features: Auto Sprinkler; Awnings; Fence Interior Features: Cook Island	Waterfront Details: Interior Canal View: Canal; Garden; Pool Private Pool: Inground; Pool Size (W x L): 15X30 Security: Membership: Cooling: Ceiling Fan; Central Heating: Electric Utilities: Public Sewer; Public Water	Restrict: HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: Terms Considered: Cash Mobile Features:
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Directions:
Public Remarks: Very bright and elegant waterfront house that has it all: Ocean access, private boat dock, pool 15X30, Tiki Hut, car garage, shed, large lot surrounded by lush landscape, walking dist to all services and a mile to the beach. Features new roof, wide open floor plan, granite kitchen, brand new stainless steel appliances and impact window/shutters. Nice sun all afternoon in the pool area. Furniture & Decor included TURN KEY. Excellent investment opportunity for short or long term rental.
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Residential Customer Report

Address: 2924 NE 21st Ter, Fort Lauderdale, FL 33306

MLS#: FX-10078209

St: Active

List Price: \$574,777



Area: 3370
Geo Area: FTNE
County: Broward
Parcel ID: 494225131390
Subdivision: Coral Shores 30-44 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 277.94
Waterfront: Yes
Waterfrontage: 72
Legal Desc: CORAL SHORES 30-4

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 2
Ele School: Bennett
Middle School: Sunrise
High School: Fort Lauderdale

Short Sale Add:

REO: No

SqFt - Living: 2,068
BD: 3
Baths - Total: 2

SqFt - Total: 2,068
FB: 2
Year Built: 1957

Guest Hse:
Baths - Half:
Front Exp: W

Yr Blt: 1957
Yr Blt Des: New Construction

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 8,057
Special Assmnt:


Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Terrazzo Floor; Tile Furnished: Unfurnished Dining Area: Guest House: Roof: Comp Shingle Special Info: Rooms: Family; Great; Laundry-Util/Closet Master Bedroom/Bath: Mstr Bdrm - Ground Dining Area: Window Treatments: Blinds Maintenance Fee Incl: Equip/Apppl Included: Auto Garage Open; Compactor; Dishwasher; Disposal; Dryer; Fire Alarm; Ice Maker; Microwave; Refrigerator; Wall Oven; Washer; Water Heater - Elec Private Pool: Parking: Covered; Driveway; Garage - Attached Lot Description: < 1/4 Acre Subdiv. Amenities: Exterior Features: Auto Sprinkler; Custom Lighting; Fence; Well Sprinkler Interior Features: Closet Cabinets; Cook Island; Decorative Fireplace; French Door	Waterfront Details: Fixed Bridges; Ocean Access; Seawall View: Garden Private Pool: Security: Membership: Cooling: Ceiling Fan; Central Heating: Central Utilities: Cable; Public Sewer; Public Water	Resto: HOP: Boat: Gues: Taxa: Term: Mob:
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Directions: From US1 turn west onto Oakland Park Blvd. Make first U-turn merge to right for first right turn onto NE 21st Ter. One block up on left. From I95 take east bound Oakland Park Blvd exit. Last right turn before US1 onto NE 21st Ter. One block up on left

Public Remarks: Updated 3/2 ocean access waterfront home in stunning Coral Shores neighborhood! This intelligent home features an amazing gourmet chef's kitchen and expansive water views, Nest thermostat, Ring doorbell, wine cooler, ice maker, trash compactor, two ovens, double fridge and over-sized stove top. Other upgrades include almost all impact windows and doors, two car garage with separate doors, a new sprinkler system (on well) & smart timer, hot tub, tankless water heater, and LED lighting. A/C & roof 2 yrs old

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Residential Customer Report

Address: 929 NE 18th Court, Fort Lauderdale, FL 33305		MLS#: FX-10079984		St: Active	List Price: \$875,000	
	Area: 3370 Geo Area: FTNE County: Broward Parcel ID: 494235042460 Subdivision: Lauderdale Park 6-33 1/2 Development Name: Casa Del Rio Model Name: Custom Built Lot Dimensions: List Price Sqft: 218.31 Waterfront: Yes Waterfrontage: 50 Legal Desc: LAUDERDALE PARK 6-33 1/2 B LOT 19,20 & STRIP OF LAND IN 26-49-42 LYING BET LOTS 19 & 20 & S BANK OF MIDDLE RIVER BLK 19 Short Sale: Yes			Type: Single Family Detached Lot Dimensions: Type: Single Family Detached Dock: Private Pool: Yes Baths - Total: 3.1 Garage Spaces: 2 High School: Fort Lauderdale		
	Short Sale Add:			REO: No		
SqFt - Living: 4,008 BD: 3 Baths - Total: 3.1		SqFt - Total: 4,008 FB: 3 Year Built: 2005		Guest Hse: Baths - Half: 1 Front Exp: S Yr Blt: 2005 Yr Blt Des: New Construction		Pool Size: 12x25 Pets Allowed: Yes
Bldg #: Total Floors/Stories: Total Units in Bldg: Ttl Units in Complex: Unit Floor #:		Governing Bodies: Land Lease: Recreation Lease: Min Days to Lease: Application Fee:		Membership Fee Amount: HOA/POA/COA (Monthly): Brand Name: Mobile Home Size: Decal #:		Serial #: Tax Year: 2016 Taxes: 5,067 Special Assmnt:
Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Ceramic Tile; Wood Floor Furnished: Unfurnished Dining Area: Eat-In Kitchen; Formal Guest House: Roof: Barrel Special Info: Sold As-Is Rooms: Convertible Bedroom; Laundry-Util/Closet; Storage Master Bedroom/Bath: Mstr Bdrm - Upstairs Dining Area: Eat-In Kitchen; Formal Window Treatments: Impact Glass Maintenance Fee Incl: Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer Private Pool: Freeform; Heated; Inground; Pool Size (W x L): 12x25 Parking: Driveway; Garage - Attached; Guest Lot Description: < 1/4 Acre Subdiv. Amenities: Exterior Features: Auto Sprinkler; Awnings; Custom Lighting; Fence; Open Porch Interior Features: Fireplace(s); French Door; Volume Ceiling; Walk-in Closet		Waterfront Details: Fixed Bridges; River View: Pool; River Private Pool: Freeform; Heated; Inground; Pool Size (W x L): 12x25 Security: Membership: Cooling: Ceiling Fan; Central; Electric Heating: Central; Electric Utilities: Cable; Public Sewer; Public Water		Restrict: Lease OK; None HOPA: No Hopa Boat Services: Private Dock; Boat Lock Guest House: Taxes: Homestead Terms Considered: Conventional Mobile Features:		
Directions: SOUTH on Dixie Highway from 5 points in Wilton Manors, just over the little bridge, make a right (west) onto NE 18 Court (Yellow townhouses on SW corner) - west on NE 18 Court, about 1/2 way down the block, 2 story house on the right side. Public Remarks: ONLY ONE LIKE THIS! Custom-built with love & precision down to the last nail! Inspired by Charleston's Georgian/Victorian 1790-1830's style, the meticulous attention to detail is smashing! "Casa del Rio's" 2 stories offer a variety of living arrangements: single family, in-law's, two-family, entertainment/guest suite! Gorgeous heated pool on the Middle River, dock, across from protected mangroves, yet smack in the middle of Fort Lauderdale's EAST SIDE & 3 minutes to Wilton Manors' Arts & Entertainment! Information is deemed to be reliable, but is not guaranteed. © 2017 MLS and FBS. Prepared by Daniel S. Katz on Sunday, November 19, 2017 2:44 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.						

Residential Customer Report

Address: 1775 NE 21st Street, Fort Lauderdale, FL 33305

MLS#: FX-10093808

St: Active

List Price: \$879,000



Area: 3380
Geo Area: FTNE
County: Broward
Parcel ID: 494235280480
Subdivision: North Ridge 30-32 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 603.71
Waterfront: Yes
Waterfrontage: 65
Legal Desc: NORTH RIDGE 30-32 B LOT 15 BLK 4

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces:

Short Sale Add:

REO: No

SqFt - Living: 1,456
BD: 3
Baths - Total: 2

SqFt - Total: 1,528
FB: 2
Year Built: 1955

Guest Hse:
Baths - Half:
Front Exp: S

Yr Blt: 1955
Yr Blt Des: New Construction

Pool Size: 10X25
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Serial #:
Tax Year: 2016
Taxes: 2,118
Special Assmnt:

Design: < 4 Floors
Construction: Block; Concrete
Unit Desc:
Flooring: Terrazzo Floor; Tile
Furnished:
Dining Area:
Guest House:
Roof: S-Tile
Special Info:
Rooms: Florida
Master Bedroom/Bath: Mstr Bdrn - Ground

Waterfront Details: Fixed Bridges; Ocean Access; Canal Width 121+
View: Canal
Private Pool: Inground; Pool Size (W x L): 10X25
Security:
Membership:
Cooling: Central
Heating: Central
Utilities: Cable; Public Sewer; Public Water

Restrict: None
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes:
Terms Considered: Conventional; FHA; VA
Mobile Features:

Dining Area:
Window Treatments:
Maintenance Fee Incl:
Equip/App'l Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Water Heater - Electric
Private Pool: Inground; Pool Size (W x L): 10X25
Parking: Driveway
Lot Description: < 1/4 Acre; Public Road
Subdiv. Amenities:
Exterior Features: Custom Lighting; Fence; Fruit Tree(s); Open Porch
Interior Features: Built-in Shelves; French Door

Directions: Federal Highway North from Sunrise Blvd, Left on 19th Street, Right on Victoria Park Rd, Right on NE 21 Street to 1775.

Public Remarks: This immaculate 3 bedroom 2 bath model home is located in one of the most highly sought after sections of Poinsettia Heights. The most amazing water views in the entire area with ocean access. The completely updated home features a new kitchen, restored terrazzo floors, marble bathrooms, storm impact windows, roof constructed with Dade County Pine, LED lighting, pool and a private boat dock with ocean access. This is a must see, Florida living at it's best.

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Residential Customer Report

Address: 1418 NE 18th Avenue, Fort Lauderdale, FL 33304

MLS#: FX-10089763

St: Active

List Price: \$499,999



Area: 3380
Geo Area: FTNE
County: Broward
Parcel ID: 494235190040
Subdivision: Lakeland Resub 27-22 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 151.61
Waterfront: Yes
Waterfrontage: 80
Legal Desc: LAKELAND RESUB 27-22 B LOT 4

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 3
Garage Spaces:
Ele School: Bennett
Middle School: Sunrise
High School: Fort Lauderdale

Short Sale Add:

REO: No

SqFt - Living: 3,298	SqFt - Total: 3,598	Guest Hse:	Yr Blt: 1956	Pool Size:
BD: 4	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1956	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 3,049
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	

Design: < 4 Floors	Waterfront Details: Lake	Restrict: None
Construction: CBS	View: Lake	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services:
Flooring: Other	Security:	Guest House:
Furnished:	Membership:	Taxes:
Dining Area:	Cooling: Ceiling Fan; Central	Terms Considered: Cash
Guest House:	Heating: Central	Mobile Features:
Roof: Flat Tile; Other	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Den/Office; Florida		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/App'l Included: Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Wall Oven; Washer; Water Heater - Elec		
Private Pool:		
Parking:		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Fence; Room for Pool; Shed; Shutters		
Interior Features: Built-in Shelves; Fireplace(s); Foyer; French Door; Pantry; Walk-in Closet		

Directions: From US1 go West on 18th St., then South (left) on 18th AVE. House will be at the end of the road on left side.

PUBLIC REMARKS: East Fort Lauderdale. Great property in sought after Pointstate Heights. This 3,200 sq ft home features 4 bedrooms and 3 full bathrooms, living room and family room, a large kitchen and formal dining room on a lakefront setting, 4 car driveway, cul-de-sac. Close to beaches, Wilton Manors and downtown. Walk to shops and restaurants. This property has great bones in a desirable location. Bring your decorator and update this wonderful home with your personal touches. Seller just reduced price for quick sale!

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Residential Customer Report

Address: 1701 SW 5th Street, Fort Lauderdale, FL 33312

MLS#: HX-10321853

St: Active

List Price: \$499,000



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209270490
Subdivision: Gill Isles 44-13 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 340.61
Waterfront: Yes
Waterfrontage: 65
Legal Desc: GILL ISLES 44-13 B LOT 50

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,465
BD: 3
Baths - Total: 2

SqFt - Total: 2,085
FB: 2
Year Built: 1957

Guest Hse:
Baths - Half:
Front Exp: N

Yr Blt: 1957
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 7,069
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Carpet; Tile; Wood Floor
Furnished:
Dining Area:
Guest House:
Roof: S-Tile
Special Info:
Rooms: Laundry-Util/Closet
Master Bedroom/Bath:
Dining Area:
Window Treatments:
Maintenance Fee Incl:
Equip/Appl Included: Dishwasher; Microwave; Range - Electric; Refrigerator
Private Pool:
Parking: Drive - Circular
Lot Description: < 1/4 Acre
Subdiv. Amenities:
Exterior Features: Screen Porch
Interior Features:

Waterfront Details: No Fixed Bridges
View: Canal
Private Pool:
Security:
Membership:
Cooling: Central
Heating: Central
Utilities: Public Sewer; Public Water

Restrict: Other
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: Homestead
Terms Considered: Cash; Conventional; FHA; VA
Mobile Features:

Directions:
Public Remarks: ***UPDATED 3/2***OCEAN ACCESS***NO FIXED BRIDGES***UPGRADED BATHROOMS***UPGRADED KITCHEN WITH GRANITE COUNTER TOPS***NEW STAINLESS STEEL APPLIANCES***REAL WOOD FLOORS IN LIVING AREA***S-TILE ROOF***CLOSE TO DOWN TOWN AND HIGHWAYS***EASY TO SHOW AND SELL***THIS BEAUTIFUL HOME IS CORPORATE OWNED AND IS OFFERED FOR SALE AS-IS WITH THE RIGHT TO INSPECT***CLOSING AGENT IS DONNA GOUSSE AS PER ATTACHED ADDENDUM***

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Residential Customer Report

Address: 1513 SW 5th Court, Fort Lauderdale, FL 33312

MLS#: FX-10090349

St: Active

List Price: \$620,000



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209271070
Subdivision: Gill Isles 44-13 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 402.6
Waterfront: Yes
Waterfrontage: 65
Legal Desc: GILL ISLES 44-13 B LOT 110
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces:
High School: Stranahan

Short Sale Add:

REO: No

SqFt - Living: 1,540	SqFt - Total: 1,717	Guest Hse:	Yr Blt: 1957	Pool Size: 14x22
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1957	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 6,116
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	

Design: < 4 Floors	Waterfront Details: Interior Canal	Restrict:
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 14x22	Boat Services:
Flooring: Tile	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area: Dining Family; Dining-Living; Snack Bar	Cooling: Ceiling Fan; Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: Barrel; Other	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Florida		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area: Dining Family; Dining-Living; Snack Bar		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Dryer; Hookup; Ice Maker; Microwave; Range - Gas; Refrigerator; Washer		
Private Pool: Inground; Pool Size (W x L): 14x22		
Parking: Drive - Circular		
Lot Description: < 1/4 Acre		
Subdiv. Amenities: Boating		
Exterior Features: Built-in Grill; Custom Lighting; Fruit Tree(s); Screen Porch; Shed; Shutters		
Interior Features: Pantry		

Directions: Broward Blvd to SW 18 Ave. South on SW 18 Ave. to 5th. Court. Left on 5th. Court.
Public Remarks: Beautiful 65 foot waterfront/pool home with open floor plan, high ceilings and a low maintenance yard. Direct ocean access, no fixed bridge. Third house from point. Updated kitchen and bathrooms. Gas stove, stainless steel appliances, house generator hook up. New pool pump, new A/C 2015, new air fan on patio, electric at dock. Hurricane impact skylights, fully fenced yard, pet friendly. Everything permitted. A great location. Close to everything, airport, Las Olas, Beach and highway.
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Residential Customer Report

Address: 500 SW 18th Avenue, Fort Lauderdale, FL 33312 MLS#: FX-10088638 St: Active List Price: \$519,000



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209270860
Subdivision: Gill Isles 44-13 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 329.73
Waterfront: Yes
Waterfrontage: 25
Legal Desc: GILL ISLES 44-13 B LOT 89
Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 3
Garage Spaces:

SqFt - Living: 1,574		SqFt - Total: 2,025		Guest Hse:		Yr Blt: 1957		Pool Size:	
BD: 3		FB: 3		Baths - Half:		Yr Blt Des: Resale		Pets Allowed: Yes	
Baths - Total: 3		Year Built: 1957		Front Exp: W					

Bldg #:		Governing Bodies:		Membership Fee Amount:		Serial #:	
Total Floors/Stories:		Land Lease:		HOA/POA/COA (Monthly):		Tax Year: 2016	
Total Units in Bldg:		Recreation Lease:				Taxes: 5,971	
Trl Units in Complex:		Min Days to Lease:		Brand Name:		Special Assmnt:	
Unit Floor #:		Application Fee:		Mobile Home Size:			
				Decal #:			

Design: < 4 Floors	Waterfront Details: Interior Canal	Restrict: None
Construction: Block; Concrete	View:	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services: Private Dock
Flooring: Marble	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area: Dining-Living	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Conventional; Lease Purchase
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Comp Shingle	Utilities: Cable; Public Sewer; Well Water	
Special Info: Sold As-Is		
Rooms: Florida; Laundry-Util/Closet		
Master Bedroom/Bath:		
Dining Area: Dining-Living		
Window Treatments: Blinds		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool:		
Parking: Carport - Attached; Covered; Driveway		
Lot Description: < 1/4 Acre; Paved Road; Public Road		
Subdiv. Amenities:		
Exterior Features:		
Interior Features: Ctdrl/Vault Ceilings; Split Bedroom		

Directions: From Broward and the I95 go east then 1st right at SW 18th Ave.
Public Remarks: Remodeled waterfront home close to downtown Fort Lauderdale. This renovated home features vaulted ceilings in the open and spacious living areas. It offers a lovely marble flooring throughout, new kitchen with granite and stainless as well as updated baths. Light and bright florida room in the rear overlooking the water and boats. Good size interior laundry. Mostly impact glass. Good sized side yard. Attached carport. Excellent location close to the I95 and minutes to downtown, airport and port.
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Residential Customer Report

Address: 444 SW 12 Avenue, Fort Lauderdale, FL 33312

MLS#: FX-10052361

St: Active

List Price: \$1,890,000



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209090150
Subdivision: Waverly Place 2-19 D
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 1,171
Waterfront: Yes
Waterfrontage: 266
Legal Desc: WAVERLY PLACE 2-19
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces:

Legal Desc: WAVERLY PLACE 2-19 D LOT 5 W1/2 LESS PT IN OR 1087/214 6 LESS PT IN OR 1087/214,7 LESS PT IN OR 1087/214 & LESS BEG ON E
Short Sale: No **Short Sale Add:**

Short Sale Add:

REO: No

SqFt - Living: 1,614	SqFt - Total: 1,614	Guest Hse:	Yr Blt: 1959	Pool Size: 50X15
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1959	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 16,607
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Tile Furnished: Furniture Negotiable; Unfurnished Dining Area: Dining Family; Snack Bar Guest House: 1 Bath; 1 Bedrooms; Kitchen; Patio Roof: Mansard Special Info: Sold As-Is Rooms: Family; Laundry-Util/Closet; Storage Master Bedroom/Bath: Dining Area: Dining Family; Snack Bar Window Treatments: Blinds Maintenance Fee Incl: Equip/Apppl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec Private Pool: Heated; Inground; Pool Size (W x L): 50X15 Parking: Carport - Attached; Covered; Driveway Lot Description: 1/4 to 1/2 Acre Subdiv. Amenities: Boating Exterior Features: Auto Sprinkler; Custom Lighting; Deck; Fence; Open Porch; Outdoor Shower; Well Sprinkler; Wrap Porch Interior Features: Fireplace(s); French Door	Waterfront Details: Intracoastal; No Fixed Bridges; Ocean Access; Point Lot View: Intracoastal Private Pool: Heated; Inground; Pool Size (W x L): 50X15 Security: Membership: Cooling: Ceiling Fan; Central Heating: Electric Utilities: Public Sewer; Public Water	Restrict: None HOPA: No Hopa Boat Services: Private Dock Guest House: 1 Bath; 1 Bedrooms; Kitchen; Patio Taxes: No Homestead Terms Considered: Conventional Mobile Features:
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Directions: LAS OLAS BLVD, WEST OF AVE OF THE ARTS, TO SW 12TH AVE, SOUTH TO PROPERTY (PRIVATE DRIVEWAY) GATED.

Public Remarks: Welcome to a piece of tropical paradise right in the heart of Historic Ft Lauderdale where you can stroll along the Riverwalk path that follows the New River. Close to famous Las Olas Blvd and Ft Lauderdale Beach, this secluded piece of paradise is perfect for boaters looking for easy ocean access, no fixed bridges, and protected waters. With 266' of waterfront and 166' of seawall this property features gated entrance, huge tropical pool & landscaping, upgraded kitchen and bathrooms and separate cottage.

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Residential Customer Report

Address: 1601 SW 5th Street, Fort Lauderdale, FL 33312

MLS#: FX-10087258

St: Active

List Price: \$499,000



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209270550
Subdivision: GILL ISLES
Development Name: GILL ISLES
Model Name:
Lot Dimensions: 6825
List Price Sqft: 282.4
Waterfront: Yes
Waterfrontage: 65
Legal Desc: GILL ISLES 44-13 B LOT 57

Type: Single Family Detached
Lot Dimensions: 6825
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 3
Garage Spaces:

Short Sale Add:

REO: No

SqFt - Living: 1,767	SqFt - Total:	Guest Hse:	Yr Blt: 1958	Pool Size:
BD: 3	FB: 3	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1958	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 6,500
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Ceramic Tile Furnished: Unfurnished Dining Area: Dining-Living; Snack Bar Guest House: Roof: Comp Shingle Special Info: Rooms: Family; Florida Master Bedroom/Bath: 2 Master Baths Dining Area: Dining-Living; Snack Bar Window Treatments: Plantation Shutters Maintenance Fee Incl: Equip/Appl Included: Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Gas; Refrigerator; Smoke Detector; Washer; Water Heater - Elec Private Pool: Parking: Street Lot Description: < 1/4 Acre Subdiv. Amenities: Boating Exterior Features: Deck; Fence Interior Features: Split Bedroom; Stack Bedrooms; Volume Ceiling	Waterfront Details: No Fixed Bridges; Ocean Access; Seawall; Canal Width 1 - 80 View: Canal; Garden Private Pool: Security: Membership: Cooling: Ceiling Fan; Central; Electric Heating: Electric Utilities: Public Sewer; Public Water	Restrict: None; Other HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: Terms Considered: Conventional Mobile Features:
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Public Remarks: 65 feet on Deep Water Canal w/ No Fixed Bridges on quiet dead end street. Tastefully remodeled perfect for entertaining. Open Kitchen w/ imported stone, Gas Stove, Stainless Appliances, Kitchen Bar, Vaulted Ceilings, Tile Floors, Plantation Shutters. This home is completely secluded behind a private fence in the front and opens to lush landscaping, serene water views, gorgeous pergola. 3.5 miles to Fort Lauderdale Beach, 1.5 Miles to Las Olas, and just seconds to 95 making this ideal for any commute!

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Residential Customer Report

Address: 1524 Argyle Drive, Fort Lauderdale, FL 33312

MLS#: AX-10336731

St: Active

List Price: \$1,200,000



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209180100
Subdivision: RIVER HIGHLANDS AMEN PLAT
Development Name:
Model Name:
Lot Dimensions: 8602
List Price Sqft: 644.12
Waterfront: Yes
Waterfrontage: 85
Legal Desc: RIVER HIGHLANDS AMEN PLAT 15-69 B LOT 15 BLK 1
Short Sale: No

Type: Single Family Detached
Lot Dimensions: 8602
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 1
Ele School: North Fork
Middle School: New River
High School: Stranahan

Short Sale Add:

REO: No

Bedroom 3

0

X

0

SqFt - Living: 1,863
BD: 2
Baths - Total: 2

SqFt - Total: 4,073
FB: 2
Year Built: 1962

Guest Hse:
Baths - Half:
Front Exp: E

Yr Blt: 1962
Yr Blt Des: Resale

Pool Size: 32x23
Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 10,599
Special Assmnt:

Design: < 4 Floors
Construction: Elevated; Frame; Metal; Woodside
Unit Desc:
Flooring: Marble; Wood Floor
Furnished: Furnished
Dining Area: Dining-Living; Dining/Kitchen
Guest House:
Roof: Aluminum
Special Info: Sold As-Is

Waterfront Details: Canal Width 1 - 80
View: Canal
Private Pool: Auto Chlorinator; Concrete; Equipment Included; Heated; Inground; Pool Size (W x L): 32x23
Security:
Membership:
Cooling: Ceiling Fan; Central
Heating: Central
Utilities: Cable; Public Sewer; Public Water

Restrict:
HOPA: No Hopa
Boat Services: Private Dock; Lift
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Rooms: Den/Office; Family
Master Bedroom/Bath: 2 Master Baths
Dining Area: Dining-Living; Dining/Kitchen
Window Treatments: Jalousie
Maintenance Fee Incl:
Equip/Apppl Included: Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Fire Alarm; Microwave; Range - Gas; Refrigerator; Smoke Detector; Washer
Private Pool: Auto Chlorinator; Concrete; Equipment Included; Heated; Inground; Pool Size (W x L): 32x23
Parking: Covered; Drive - Circular; Driveway; Garage - Attached
Lot Description: < 1/4 Acre
Subdiv. Amenities:
Exterior Features: Custom Lighting; Deck; Extra Building; Fence; Fruit Tree(s); Open Porch; Shed
Interior Features: Walk-in Closet

Directions:
Public Remarks: Key West Style Beautiful House, Renovation continues, adding bedrooms and bathrooms, with brand new kitchens. Second story w/ Rooftop Terrace. Amazing peaceful waterfront home, with new Pool and Spa, no fixed bridges & has spectacular wide view of the North Fork of the New River. 85 feet of linear water frontage & quick ride to the ocean. With 6 feet depth. Deep enough for Sail boat. Make an offer!

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Residential Customer Report

Address: 1120 SW 6th Street, Fort Lauderdale, FL 33312

MLS#: AX-10231361

St: Active

List Price: \$1,150,000



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209060020
Subdivision: ALEXANDERS SUB
Development Name: Riverside Park
Model Name:
Lot Dimensions:
List Price Sqft: 611.05
Waterfront: Yes
Waterfrontage: 50
Legal Desc: ALEXANDERS SUB 1-81 D POR LOT 6 BDG AT SW COR LOT 3, ALSO N/L OF LOT 6 E 25, THEN SELY TO A PT ON S/L OF LOT 6 16.05 W OF

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2.1
Garage Spaces:
High School: Stranahan

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,882	SqFt - Total: 2,626	Guest Hse:	Yr Blt: 1962	Pool Size:
BD: 3	FB: 2	Baths - Half: 1	Yr Blt Des: Unknown	Pets Allowed: Yes
Baths - Total: 2.1	Year Built: 1962	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 7,082
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors Construction: Frame Unit Desc: Flooring: Marble; Wood Floor Furnished: Unfurnished Dining Area: Breakfast Area; Dining-Living; Snack Bar Guest House: Roof: Special Info: Sold As-Is Rooms: Family; Loft; Util-Garage; Workshop Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Ground; Whirlpool Spa Dining Area: Breakfast Area; Dining-Living; Snack Bar Window Treatments: Blinds Maintenance Fee Incl: Equip/Appl Included: Dishwasher; Disposal; Dryer; Range - Gas; Refrigerator; Washer; Water Heater - Gas Private Pool: Spa Parking: Carport - Detached; Driveway Lot Description: 1/4 to 1/2 Acre Subdiv. Amenities: Boating Exterior Features: Deck; Shed; Wrap Porch Interior Features: Ctdrl/Vault Ceilings; Fireplace(s); Foyer	Waterfront Details: No Fixed Bridges; Ocean Access; River View: River Private Pool: Spa Security: Membership: Cooling: Ceiling Fan; Central Heating: Central Utilities: Cable; Public Sewer; Public Water	Restrict: HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: Homestead Terms Considered: Cash; Conventional Mobile Features:
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Directions: Use GPS.

Public Remarks: Rarely available home in historic Riverside Park and directly on the New River. This lovely 3/2 + loft, Key West style home maintains many original features while incorporating a modern kitchen and updated baths. Designed for entertaining, the property boasts a wrap around porch with spa overlooking the river. Dockage is head-in and could accommodate 2 boats of up to 50' in length. Finger pier is off-set to allow for large beamed boats such as catamarans and includes ample shore power. Extra deep lot.

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Residential Customer Report

Address: 522 SW 11th Court, Fort Lauderdale, FL 33315

MLS#: FX-10094626

St: Active

List Price: \$450,000



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504215191420
Subdivision: Croissant Park River Sec
Development Name:
Model Name:
Lot Dimensions: 7150
List Price Sqft: 188.36
Waterfront: Yes
Waterfrontage: 65

Type: Single Family Detached
Lot Dimensions: 7150
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 3
Garage Spaces:
Ele School: Croissant Park
Middle School: New River
High School: Stranahan

Legal Desc: CROISSANT PARK RIVER SEC 7-50 B LOT 13 E 15, LOT 14 BLK 24

Short Sale: No

Short Sale Add:

REO: No

Living Room		0	X	0
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SqFt - Living: 2,389	SqFt - Total: 2,389	Guest Hse:	Yr Blt: 1947	Pool Size:
BD: 3	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 3	Year Built: 1947	Front Exp: N		


Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 4,382
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal	Restrict: Lease OK
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services:
Flooring: Carpet; Tile	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Formal	Cooling: Ceiling Fan; Central	Terms Considered: Conventional; FHA; VA
Guest House:	Heating: Central	Mobile Features:
Roof: Comp Shingle	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Den/Office; Family		
Master Bedroom/Bath: Mstr Bdrm - Ground; Separate Shower; Separate Tub		
Dining Area: Formal		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Apppl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Water Heater - Elec		
Private Pool:		
Parking: Driveway		
Lot Description: < 1/4 Acre		
Subdiv. Amenities: Sidewalks		
Exterior Features: Awnings; Deck		
Interior Features:		

Directions: From I95 - Go to E/Davie Blvd. - Turn Left onto 4th Ave. - Turn Left onto SW 11th St - Turn Left onto SW 11th Ct. Property will be on the Right.
Public Remarks: The BEST value in the area! Lovely 3 bedroom 3 bath + den waterfront property situated on a beautiful tree lined street in Tarpon River! This charming home offers carefree waterfront living & features all impact windows & doors, newer roof (2016) & ample storage. Large wooden deck w/ space to enjoy & entertain! Open family room w/ fireplace...hardwood floors. Enormous master suite w/ impressive walk-in closet & stylish bath. Minutes to the ocean, shopping & downtown! Don't miss this rare opportunity!

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Residential Customer Report

Address: 913 Coconut Drive, Fort Lauderdale, FL 33315		MLS#: FX-10045492	St: Active	List Price: \$1,825,000	
	Area: 3470 Geo Area: FTSW County: Broward Parcel ID: 504209160030 Subdivision: New Utopia Development Name: Model Name: Lot Dimensions: 110Nx234Wx100Sx202E List Price Sqft: 578.63 Waterfront: Yes Waterfrontage: 100 Legal Desc: NEW UTOPIA 8-21 B LOT 4,5		Type: Single Family Detached Lot Dimensions: 110Nx234Wx100Sx202E Type: Single Family Detached Dock: Private Pool: Yes Baths - Total: 4.1 Garage Spaces: 3		
	Short Sale: No		REO: No		
	SqFt - Living: 3,154 BD: 4 Baths - Total: 4.1	SqFt - Total: 3,154 FB: 4 Year Built: 1960	Guest Hse: Baths - Half: 1 Front Exp: S	Yr Blt: 1960 Yr Blt Des: Resale	Pool Size: 15x30 Pets Allowed: No
	Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:	
	Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016	
	Total Units in Bldg:	Recreation Lease:		Taxes: 21,389	
	Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:	
	Unit Floor #:	Application Fee:	Mobile Home Size:		
			Decal #:		
	Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Tile Furnished: Furniture Negotiable; Unfurnished Dining Area: Eat-In Kitchen; Formal; Snack Bar Guest House: Roof: Barrel Special Info: Rooms: Family; Laundry-Util/Closet Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground Dining Area: Eat-In Kitchen; Formal; Snack Bar Window Treatments: Maintenance Fee Incl: Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Gas; Refrigerator; Smoke Detector; Washer Private Pool: Heated; Inground; Pool Size (W x L): 15x30 Parking: Drive - Circular; Garage - Detached Lot Description: 1/4 to 1/2 Acre Subdiv. Amenities: Exterior Features: Auto Sprinkler; Custom Lighting; Fence; Open Porch; Outdoor Shower; Shed Interior Features: Ctdrl/Vault Ceilings; Fireplace(s); Pantry; Sky Light(s); Split Bedroom; Volume Ceiling; Walk-in Closet		Waterfront Details: No Fixed Bridges; Ocean Access; River; Canal Width 121+ View: Pool Private Pool: Heated; Inground; Pool Size (W x L): 15x30 Security: Membership: Cooling: Ceiling Fan; Zoned Heating: Zoned Utilities: Cable; Public Sewer; Public Water		Restrict: HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: Terms Considered: Conventional Mobile Features:
Directions: Federal Highway (US1) to SE 7th Street heading west, which will turn into SW 7th Street. Turn right onto SW 9th Ave. (at Lewis Landing Park), then follow road which will turn left onto Coconut Drive. The home is the 2nd on your right. Public Remarks: Breathtaking waterway views of the New River & a daily parade of yachts from almost every room. Spacious 1 story ranch home, gated entry with tremendous parking & outstanding curb appeal. Lush tropical landscaping, a soaring covered loggia, waterside tiki hut & oversized backyard & salt water pool overlook the river. Ideal for the avid boater with an expansive dock & power station. Volume/vaulted ceilings with a bright open floor plan.Large shed & shared generator. Sq ft. from bcpa believed accurate.					
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Residential Customer Report

Address: 600 SW 8th Ter, Fort Lauderdale, FL 33315 MLS#: FX-10063135 St: Active List Price: \$1,295,000



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504210420090
Subdivision: Ft Lauderdale B-40 D
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 374.06
Waterfront: Yes
Waterfrontage: 130

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 2

Legal Desc: FT LAUDERDALE B-40 D THAT PT OF BLK 35 AS DESC IN OR 1644/305-AKA LOT 6 HOOD ESTS UNREC
Short Sale: No Short Sale Add: REO: No

SqFt - Living: 3,462	SqFt - Total: 4,951	Guest Hse:	Yr Blt: 1966	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1966	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount: 0	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly): 41.67	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 15,263
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: No Fixed Bridges; Ocean Access; River	Restrict: Other
Construction: CBS; Frame	View: River	HOPA: Yes-Unverified
Unit Desc:	Private Pool:	Boat Services: Private Dock
Flooring: Other	Security:	Guest House:
Furnished:	Membership: Equity Purchase Req	Taxes:
Dining Area:	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Other	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms:		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included:		
Private Pool:		
Parking: Driveway		
Lot Description: < 1/4 Acre		
Subdiv. Amenities: Boating		
Exterior Features:		
Interior Features:		

Directions: From Davie Blvd head north on SW 9th Ave, turn right on SW 7 St and left on SW 8th Terr to private entrance for the community.
Public Remarks: 130' of wide, deep water frontage, located at the convergence of the Tarpon River and the North Fork New River at the end of a quiet cul-de-sac street. New dock with power and water and new seawall. A boater's dream! Revel in South Florida living with the utmost privacy from this picturesque and quiet setting with peaceful water views inside the 22-home gated community of Tropical Point.
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Residential Customer Report

Address: 1421 SW 5 Court, Fort Lauderdale, FL 33312

MLS#: AX-10238287

St: Active

List Price: \$599,888



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209021773
Subdivision: RIVERSIDE
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft:
Waterfront: Yes
Waterfrontage: 213

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: RIVERSIDE ADD AMEN PLAT 1-13 B LOT 4 & THAT PART OF VAC R/W ABUTTING SAID LOT BLK 17

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living:	SqFt - Total:	Guest Hse:	Yr Blt: 1944
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale
Baths - Total: 2	Year Built: 1944	Front Exp: S	

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2017
Total Units in Bldg:	Recreation Lease:		Taxes: 6,318
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Ceramic Tile Furnished: Dining Area: Guest House: Roof: Special Info: Rooms: Family Master Bedroom/Bath: Dining Area: Window Treatments: Maintenance Fee Incl: Equip/Apppl Included: Range - Electric; Refrigerator Private Pool: Parking: RV/Boat Lot Description: < 1/4 Acre Subdiv. Amenities: Exterior Features: Interior Features:	Waterfront Details: No Fixed Bridges; Ocean Access; River View: River Private Pool: Security: Membership: Oth Membership Avlbl Cooling: Central Heating: Central Utilities: Public Sewer; Public Water	Restrict: Lease OK HOPA: Yes-Unverified Boat Services: Private Dock; Dock Available Guest House: Taxes: No Homestead Terms Considered: Cash Mobile Features:
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Public Remarks: SELLER MOTIVATED!!!! Beautiful double lot property at Riverside; with 213 Feet water front. Has a wooden dock with electricity and running water. No fixed bridge gives you direct access to the ocean. MUST see, will not last long! Bring your best offer. (Double Lot Folio # 5042 09 02 1773 & 5042 09 02 1866) See attached for the survey. SELLER MOTIVATED!!!!

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Residential Customer Report

Address: 1216 Avocado Isle, Fort Lauderdale, FL 33315

MLS#: AX-10358666

St: Active

List Price: \$499,999



Area: 3480
Geo Area: FTSW
County: Broward
Parcel ID: 504216260440
Subdivision: SOUTH NEW RIVER ISLES SEC
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 462.96
Waterfront: Yes
Waterfrontage: 100
Legal Desc: SOUTH NEW RIVER ISLES SEC B 33-38 B LOT 46 E 20,47 W 40

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,080	SqFt - Total: 1,301	Guest Hse:	Yr Blt: 1956	Pool Size:
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1956	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 6,964
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Canal Width 1 - 80	Restrict:
Construction: Block; Concrete	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services: Private Dock; Dock Available
Flooring: Tile	Security:	Guest House:
Furnished:	Membership:	Taxes: No Homestead
Dining Area:	Cooling: Air Purifier; Ceiling Fan; Central; Wall-Win A/C	Terms Considered: Cash; Conventional; FHA
Guest House:	Heating: Gas	Mobile Features:
Roof: Concrete Tile	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Family		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Fire Alarm; Gas Lease; Ice Maker; Range - Gas; Refrigerator; Water Heater - Elec; Water Heater - Gas		
Private Pool:		
Parking: Driveway		
Lot Description: < 1/4 Acre		
Subdiv. Amenities: Boating		
Exterior Features: Deck; Fence; Room for Pool; Shed		
Interior Features: Closet Cabinets		

Directions:
Public Remarks: Move in ready! 60 ft. waterfront home w/dock, no fixed bridges, ocean access in Citrus Isles. This 3/2 can be setup as a single family home or a 2/1 with a 1/1 in law suite with separate entrance. Marble and onyx floors throughout and stainless steel fridge, dishwasher and microwave. Master bath has Jacuzzi tub and dual shower heads. Freshly, professionally painted interior. Custom closets. Large back deck great for entertaining. Fenced yard. Close to downtown, airport, port, beaches and I-95.

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Residential Customer Report

Address: 1020 Citrus Isle, Fort Lauderdale, FL 33315

MLS#: FX-10093518

St: Active

List Price: \$570,000



Area: 3480
Geo Area: FTSW
County: Broward
Parcel ID: 504216250240
Subdivision: South New River Isles Sec
Development Name: South New River Isle
Model Name:
Lot Dimensions: 60x106
List Price Sqft: 442.55
Waterfront: Yes
Waterfrontage: 60
Legal Desc: SOUTH NEW RIVER ISLES SEC A 30-25 B LOT 27

Type: Single Family Detached
Lot Dimensions: 60x106
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No		Short Sale Add:		REO: No
SqFt - Living: 1,288 BD: 2 Baths - Total: 2	SqFt - Total: 1,570 FB: 2 Year Built: 1952	Guest Hse: Baths - Half: Front Exp: N	Yr Blt: 1952 Yr Blt Des: Resale	Pool Size: Pets Allowed: Yes

Bldg #: Total Floors/Stories: Total Units in Bldg: Ttl Units in Complex: Unit Floor #:	Governing Bodies: Land Lease: Recreation Lease: Min Days to Lease: Application Fee:	Membership Fee Amount: HOA/POA/COA (Monthly): Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2016 Taxes: 3,637 Special Assmnt:
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Design: < 4 Floors Construction: Block; Concrete Unit Desc: Flooring: Tile Furnished: Dining Area: Dining-Living Guest House: Roof: Barrel Special Info: Rooms: Laundry-Util/Closet Master Bedroom/Bath: Dining Area: Dining-Living Window Treatments: Blinds Maintenance Fee Incl: Equip/Appl Included: Dishwasher; Dryer; Microwave; Range - Gas; Refrigerator; Smoke Detector; Washer Private Pool: Parking: Driveway Lot Description: < 1/4 Acre; Paved Road Subdiv. Amenities: Sidewalks Exterior Features: Custom Lighting; Deck; Shed; Shutters Interior Features:	Waterfront Details: Navigable; Ocean Access; Seawall View: Canal Private Pool: Security: Membership: Cooling: Ceiling Fan; Central Heating: Central Utilities: Cable; Public Sewer; Public Water	Restrict: None HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: City/County; Homestead Terms Considered: Conventional; FHA; VA Mobile Features:
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Directions: Exit 195 east on Davie Blvd, right on SW 9th Ave, Right on Citrus Isle, 1020 Citrus Isle.
Public Remarks: 60 feet Ocean access Waterfront property, Close to Downtown Fort Lauderdale, New 40 foot dock, 13 K natural gas generator, large covered back porch with curtains, Electric appliances, Gas top, electric oven stove, up graded wiring to 200 amps, Utilities electric and natural gas, upgrade kitchen with granite counter tops. Kitchen island.

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Residential Customer Report

Address: 1482 SW 19th Avenue, Fort Lauderdale, FL 33312

MLS#: FX-10072633

St: Active

List Price: \$450,000



Area: 3480
Geo Area: FTSW
County: Broward
Parcel ID: 504216290140
Subdivision: Shady Banks
Development Name: Shady Banks
Model Name: Waterfront Pool Home
Lot Dimensions:
List Price Sqft: 297.82
Waterfront: Yes
Waterfrontage: 60
Legal Desc: LAUDERDALE ISLES N

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces:

Short Sale Add:

REO: No

SqFt - Living: 1,511
BD: 3
Baths - Total: 2

SqFt - Total: 1,511
FB: 2
Year Built: 1953

Guest Hse:
Baths - Half:
Front Exp: W

Yr Blt: 1953
Yr Blt Des: Resale

Pool Size: 311sf
Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):
Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 6,894
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Tile
Furnished:
Dining Area: Dining-Living; Snack Bar
Guest House:
Roof: Fiberglass
Special Info: Sold As-Is
Rooms: Family; Laundry-Util/Closet
Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Ground
Dining Area: Dining-Living; Snack Bar
Window Treatments:
Maintenance Fee Incl:
Equip/App Included: Dishwasher; Dryer; Range - Electric; Refrigerator
Private Pool: Inground; Pool Size (W x L): 311sf
Parking: Driveway
Lot Description: < 1/4 Acre
Subdiv. Amenities:
Exterior Features: Awnings; Fence; Screen Porch
Interior Features: Cldr/Vault Ceilings; French Door

Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access
View: Canal
Private Pool: Inground; Pool Size (W x L): 311sf
Security:
Membership:
Cooling: Central
Heating: Central
Utilities: Public Sewer; Public Water

Restrict:
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes: No Homestead
Terms Considered: Conventional
Mobile Features:

Directions: David Blvd east of 95, South on SW 17th Ave to end, right on SW 14th Ct to end, left on SW 19th Ave- home is on your left **BEST PRICE FOR WATERFRONT E OF 95!**

PUBLIC REMARKS: PRICED TO SELL!Waterfront Pool Home- 60 ft No Fixed Bridges- Ocean Access A true 3 bed 2 bath home w an add'l family room, well cared for by long time owners. Great for entertaining, living,dining kitchen area opens up to the pool. High, vaulted ceilings, French doors in living & master to the pool!2 Paved driveways, 2 zone newer AC's updated electric panel, freshly coated roof w warranty. Great Opportunity to live the S Florida boating lifestyle! Best price for an eastside waterfront pool home!!

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Residential Customer Report

Address: 1467 SW 18th Ter, Fort Lauderdale, FL 33312

MLS#: FX-10079177

St: Active

List Price: \$624,000



Area: 3480
Geo Area: FTSW
County: Broward
Parcel ID: 504216290290
Subdivision: Lauderdale Isles 1 31-23
Development Name:
Model Name:
Lot Dimensions: 60 X 100
List Price Sqft: 362.16
Waterfront: Yes
Waterfrontage: 60
Legal Desc: LAUDERDALE ISLES NO 1 31-23 B LOT 27

Type: Single Family Detached
Lot Dimensions: 60 X 100
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 1
Ele School: Croissant Park
Middle School: New River
High School: Stranahan

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,723	SqFt - Total: 1,943	Guest Hse:	Yr Blt: 1953	Pool Size: 15x30
BD: 3	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1953	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 7,039
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Ceramic Tile Furnished: Dining Area: Dining-Living Guest House: Roof: Comp Rolled Special Info: Rooms: Florida; Laundry-Util/Closet Master Bedroom/Bath: Mstr Bdrm - Ground Dining Area: Dining-Living Window Treatments: Impact Glass; Single Hung Metal Maintenance Fee Incl: Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Hookup; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Water Heater - Elec Private Pool: Equipment Included; Inground; Pool Size (W x L): 15x30 Parking: Driveway; Garage - Attached; Guest; No Motorcycle Lot Description: West of US-1; < 1/4 Acre; Paved Road; Public Road Subdiv. Amenities: Street Lights Exterior Features: Custom Lighting; Deck; Fence; Outdoor Shower Interior Features: Cldrl/Vault Ceilings; Foyer; French Door; Split Bedroom; Walk-in Closet	Waterfront Details: Navigable; Ocean Access; Seawall; Canal Width 1 - 80 View: Canal; Pool Private Pool: Equipment Included; Inground; Pool Size (W x L): 15x30 Security: Membership: Cooling: Central Heating: Utilities: Cable; Public Sewer; Public Water	Restrict: None HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: City/County; No Homestead Terms Considered: Conventional Mobile Features:
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Directions: From Airport 595 West to I-95N Davie Blvd Exit Take Right onto Davie Blvd. take next right into Shady Banks go straight to end of street take right go straight take left onto SW 18 Terrace..Call Jeanne (954)224-1766 for additional directions.
Public Remarks: Bring in your offer on this Quality home. Open floor plan with views/access to pool/patio and dock from practically every room. Professional remodel completed in 2017. This 1,943 sq. ft. home has 1,723 sq.ft. under air plus 220 sq. ft. attached garage. Impact windows and doors, upgraded electric, new plumbing, kitchen, bedrooms, baths and more. Nestled inside Shady Banks neighborhood; walk to parks, sail to ocean from high and dry dock (No problem with King Tide here!) Convenient to downtown and more

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Residential Customer Report

Address: 901 Mango Isle, Fort Lauderdale, FL 33315

MLS#: AX-10365046

St: Active

List Price: \$748,500



Area: 3480
Geo Area: FTSW
County: Broward
Parcel ID: 504216250340
Subdivision: SOUTH NEW RIVER ISLES SEC
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 401.13
Waterfront: Yes
Waterfrontage: 20
Legal Desc: SOUTH NEW RIVER ISLES SEC A 30-25 B LOT 38
Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	14	X	13	Living Room	22	X	22	Kitchen	20	X	10
Bedroom 2	14	X	11					Dining Area	11	X	10
Bedroom 3	13	X	11								

SqFt - Living: 1,866	SqFt - Total: 2,449	Guest Hse:	Yr Blt: 1969	Pool Size: 15x30
BD: 3	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 3	Year Built: 1969	Front Exp: SE		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 7,195
Trl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width 1	Restrict:
Construction: CBS	- 80	HOPA: Yes-Unverified
Unit Desc:	View: Canal; Pool	Boat Services: Private Dock
Flooring: Tile	Private Pool: Equipment Included; Inground; Pool Size (W x L): 15x30	Guest House:
Furnished: Unfurnished	Security:	Taxes:
Dining Area: Dining-Living; Eat-In Kitchen; Snack Bar	Membership:	Terms Considered: Cash; Conventional
Guest House:	Cooling: Central; Electric	Mobile Features:
Roof: Barrel; S-Tile; Other	Heating: Central; Electric	
Special Info:	Utilities: Public Sewer; Public Water	

Rooms: Util-Garage
Master Bedroom/Bath: 2 Master Baths; Mstr Bdrm - Ground
Dining Area: Dining-Living; Eat-In Kitchen; Snack Bar
Window Treatments:
Maintenance Fee Incl:
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec
Private Pool: Equipment Included; Inground; Pool Size (W x L): 15x30
Parking: Drive - Circular; Driveway; Garage - Attached; Street
Lot Description: West of US-1; < 1/4 Acre
Subdiv. Amenities:
Exterior Features: Custom Lighting; Fence; Open Balcony
Interior Features: Closet Cabinets; Cook Island; Custom Mirror; French Door; Split Bedroom; Walk-in Closet

Directions: From I-95 head East to 9th Ave and make a right. Continue South until reaching Mango Isle. Make a right on Mango Isle and it's first house on the right, on the corner
Public Remarks: Stunning, move-in ready 3-bed/3-bath waterfront home in Citrus Isles. Completely renovated in 2017, this home boasts double master bedrooms, marble bathrooms with frameless shower enclosures, LED recessed lighting, custom walk-in closets, & large kitchen with quartz countertops, shaker cabinets, stainless steel appliances & farmhouse sink. Everything is NEW - new roof, new plumbing, new electrical, new impact windows/doors, new A/C & ducts, etc. Lush, tropical backyard with gorgeous pool & spa, & 20-ft dock with direct ocean access (no fixed bridges). Large circular driveway & 2-car garage for easy access & TONS of parking. At over 9,500 sq ft it's the largest lot currently for sale in the area! Located within 10 min from Riverwalk, Las Olas & the airport, & only 15 min from the beach.

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Residential Customer Report

Address: 1200 Tangelo Isle, Fort Lauderdale, FL 33315

MLS#: FX-10086417

St: Active

List Price: \$655,000



Area: 3480
Geo Area: FTSW
County: Broward
Parcel ID: 504216280830
Subdivision: South New River Isles Sec
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 346.56
Waterfront: Yes
Waterfrontage: 65
Legal Desc: SOUTH NEW RIVER ISLES

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 3
Garage Spaces: 2

Legal Desc: SOUTH NEW RIVER ISLES SEC D 40-5 B LOT 84

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,890
BD: 3
Baths - Total: 3

SqFt - Total: 2,424
FB: 3
Year Built: 1957

Guest Hse:
Baths - Half:
Front Exp: N

Yr Blt: 1957
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 5,405
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Carpet; Wood Floor; Other
Furnished:
Dining Area:
Guest House:
Roof: Barrel
Special Info:

Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width 1
- 80
View: Canal
Private Pool:
Security:
Membership:
Cooling: Central
Heating: Central
Utilities: Public Sewer; Public Water

1 Restrict:
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Rooms: Den/Office; Family; Media; Util-Garage
Master Bedroom/Bath: Mstr Bdrm - Ground
Dining Area:
Window Treatments:
Maintenance Fee Incl:
Equip/App'l Included: Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Wall Oven; Washer; Water Heater - Electric
Private Pool:
Parking: Covered; Driveway; Street
Lot Description: < 1/4 Acre
Subdiv. Amenities:
Exterior Features: Custom Lighting; Deck; Fence
Interior Features: Built-in Shelves; Foyer; French Door; Split Bedroom; Walk-in Closet; Wet Bar

Directions: From I-95 take Dave Blvd East to 9th Avenue. Make a right and head south to Mandarin Isle. Take Mandarin down to 10th Avenue, make a left, and go down Tangelo Isle.

PUBLIC REMARKS: Welcome to the Citrus Isles! 65 Ft of direct ocean access...NO FIXED BRIDGES waterfront! Hop on your boat and navigate 5 minutes to prestigious Las Olas or another 15 minutes to Port Everglades. 3 Bed/3 Bath with 2 CAR GARAGE. Kitchen recently redone with Viking Range and Sub-zero fridge. Barrel Tiled Roof 2013. Close to the airport, beach, downtown Fort Lauderdale, and major highways. Amazing neighborhood and neighbors! Don't let this opportunity slip away!

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Residential Customer Report

Address: 1109 Orange Isle, Fort Lauderdale, FL 33315

MLS#: AX-10348171

St: Active

List Price: \$655,000



Area: 3480
Geo Area: FTSW
County: Broward
Parcel ID: 504216281000
Subdivision: SOUTH NEW RIVER ISLES SEC
Development Name: Citrus Isles
Model Name: RANCH
Lot Dimensions:
List Price Sqft: 314.75
Waterfront: Yes
Waterfrontage: 65
Legal Desc: SOUTH NEW RIVER ISLES SEC D 40-5 B LOT 101
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2

Short Sale Add:

REO: No

SqFt - Living: 2,081	SqFt - Total: 2,295	Guest Hse:	Yr Blt: 1990	Pool Size: 15X25
BD: 3	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1990	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 5,778
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors; Ranch	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access	Restrict:
Construction: CBS	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 15X25	Boat Services: Private Dock
Flooring: Tile; Wood Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Breakfast Area; Dining Family; Dining/Kitchen	Cooling: Ceiling Fan; Central	Terms Considered: Cash; Conventional; VA
Guest House:	Heating: Central	Mobile Features:
Roof: Barrel; Concrete Tile	Utilities: Cable; Public Sewer; Public Water; Well Water	
Special Info: Sold As-Is		
Rooms: Maid/In-Law; Util-Garage; Workshop		
Master Bedroom/Bath: 2 Master Baths; Dual Sinks; Mstr Bdrm - Ground		
Dining Area: Breakfast Area; Dining Family; Dining/Kitchen		
Window Treatments: Blinds; Impact Glass		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Refrigerator; Washer; Water Heater - Elec		
Private Pool: Inground; Pool Size (W x L): 15X25		
Parking: Covered; Drive - Circular; Garage - Attached; Street		
Lot Description: < 1/4 Acre		
Subdiv. Amenities: Picnic Area; Sidewalks		
Exterior Features: Custom Lighting; Deck; Fence; Fruit Tree(s)		
Interior Features: Bar; French Door; Split Bedroom; Walk-in Closet		

Directions: From 95 head East to 9th Avenue and make a right(heading South). Pass the small park and make a right on Orange Isle-Follow the road and property is on the right.
Public Remarks: Waterfront Home for Sale in Citrus Isles!! This neighborhood is the last hidden pocket of direct ocean access with no fixed bridges East of 95 which offers a bang for your buck. Come check out a clean/updated 3 bed/3 full bath pool home w/ a garage-65 ft on the water-This canal is 8 ft at low tide. Impact windows-Central A/C replaced in 2014! Remodeled kitchen with real wood cabinets and S.S. appliances installed in 2016-Pool Pump 2015-All exterior lighting LED-Transferable Termite Certificate--100% hurricane protection. The location doesn't get better as you can boat to the ocean in approx. 30 minutes or take a cruise to Las Olas in 15 minutes. Drive to downtown in Fort Lauderdale in 5 minutes and bike to the beach in 20.
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Residential Customer Report

Address: 912 Avocado Isle, Fort Lauderdale, FL 33315

MLS#: FX-10092964

St: Active

List Price: \$595,000



Area: 3480
Geo Area: FTWSW
County: Broward
Parcel ID: 5042162260610
Subdivision: South New River Isles Sec
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 284.01
Waterfront: Yes
Waterfrontage: 60
Legal Description: SOUTH NEW RIVER ISLES SEC

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: SOUTH NEW RIVER ISLES SEC B 33-38 B LOT 64

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,095
BD: 3
Baths - Total: 2

SqFt - Total: 2,143
FB: 2
Year Built: 1955

Guest Hse:
Baths - Half:
Front Exp: N

Yr Blt: 1955
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 9,615
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Tile
Furnished:
Dining Area: Dining-Living
Guest House:
Roof: Barrel
Special Info: Foreign Seller; Sold As-Is
Rooms: Family
Master Bedroom/Bath: Mstr Bdrmm - Ground
Dining Area: Dining-Living
Window Treatments:
Maintenance Fee Incl:
Equip/App'l Included: Dishwasher; Disposal; Dryer
Private Pool:
Parking: Carport - Attached; Driveway; Street
Lot Description: < 1/4 Acre
Subdiv. Amenities: Boating
Exterior Features: Deck; Open Porch; Shutters
Interior Features:

Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access
View: Garden
Private Pool:
Security:
Membership:
Cooling: Ceiling Fan; Central
Heating: Central
Utilities: Cable; Public Sewer; Public Water

Restrict: Lease OK; None
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes: No Homestead
Terms Considered: Conventional
Mobile Features:

Directions: Minutes from downtown Fort Lauderdale this home boasts 2095 sq ft under air and is 3 bedroom 2 bathroom ocean access home with no fixed bridges. Tropical backyard with large deck and boat lift. Close proximity to Las Olas, Riverwalk, airport, fine dining and a short drive to the beach this home offers everything you could ask for in a waterfront property. Nothing to do but move in and enjoy the updates. Hurricane shutters and impact windows throughout.

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Residential Customer Report

Address: 1451 SW 18th Ter, Fort Lauderdale, FL 33312

MLS#: FX-10092307

St: Active

List Price: \$699,900



Area: 3480
Geo Area: FTSW
County: Broward
Parcel ID: 504216290250
Subdivision: SHADY BANKS
Development Name: Shady Banks
Model Name:
Lot Dimensions:
List Price Sqft: 333.29
Waterfront: Yes
Waterfrontage: 27
Legal Desc: LAUDERDALE ISLES

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2.1
Garage Spaces: 2
Ele School: Croissant Park
Middle School: New River
High School: Stranahan

Short Sale Add:

REO: No

SqFt - Living: 2,100
BD: 4
Baths - Total: 2.1

SqFt - Total: 2,562
FB: 2
Year Built: 1953

Guest Hse:
Baths - Half: 1
Front Exp: E

Yr Blt: 1953
Yr Blt Des: Resale

Pool Size: 6X14
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):
Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 5,347
Special Assmnt:

Design: < 4 Floors
Construction: Block; Concrete
Unit Desc:
Flooring: Tile; Wood Floor
Furnished: Unfurnished
Dining Area: Breakfast Area; Dining Family; Snack Bar
Guest House:
Roof: Metal
Special Info:

Waterfront Details: Navigable; No Fixed Bridges; Ocean Access; Canal Width 1-80
View: Canal
Private Pool: Equipment Included; Heated; Inground; Pool Size (W x L): 6X14
Security:
Membership:
Cooling: Ceiling Fan; Central
Heating: Central
Utilities: Cable; Public Sewer; Public Water

Restrict: None
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes: City/County
Terms Considered: Conventional
Mobile Features:

Rooms: Attic; Den/Office; Laundry-Util/Closet
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground; Mstr Bdrm - Sitting
Dining Area: Breakfast Area; Dining Family; Snack Bar
Window Treatments: Blinds
Maintenance Fee Incl:
Equip/Appl Included: Auto Garage Open; Dishwasher; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer
Private Pool: Equipment Included; Heated; Inground; Pool Size (W x L): 6X14
Parking: Drive - Circular; Driveway; Garage - Attached; Guest
Lot Description: West of US-1; < 1/4 Acre; Corner Lot
Subdiv. Amenities: Street Lights; Tennis
Exterior Features: Fence; Shutters
Interior Features: Ctdrl/Vault Ceilings

Directions: FROM AIRPORT- TAKE 595 WEST TO 195 TO DAVIE BLVD AND EXIT EAST ONTO DAVIE BLVD. MAKE FIRST RIGHT INTO SHADY BANKS. GO STRAIGHT ALL THE WAY DOWN AND MAKE A RIGHT ONTO SW 14TH CT. TURN LEFT ONTO SW 18TH TERRACE AND ITS THE FIRST HOUSE ON RIGHT CORNER.

Public Remarks: WATERFRONT KEY WEST STYLE HOME W/ DIRECT OCEAN ACCESS AND NO FIXED BRIDGES AVAILABLE IN SOUGHT AFTER SHADY BANKS. 3/2.5 W/ OFFICE AND 2 CAR GARAGE. VAULTED CEILINGS, W/ OPEN FLOOR PLAN. CUSTOM INTERIOR DOORS, SOLID WOOD CABINETRY AND FRAMELESS SHOWER DOORS. SPANISH TILE AND BAMBOO WOOD FLOORING. GRANITE TOPS, SS APPLIANCES, 2 ZONE CENTRAL A/C, ACCORDIAN SHUTTERS. 2017 KEYWEST STYLE METAL ROOF, COURTYARD ENTRANCE, PRIVATE GATED BACK YARD W/ HEATED OVER SIZED IN GROUND JACUZZI AND DOCK.

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Residential Customer Report

Address: 2090 SW 16th Court, Fort Lauderdale, FL 33312

MLS#: FX-10041514

St: Active

List Price: \$989,000



Area: 3480
Geo Area: FTSW
County: Broward
Parcel ID: 504216210030
Subdivision: Starlight Landing 22-37 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 421.75
Waterfront: Yes
Waterfrontage: 209

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: STARLIGHT LANDING 22-37 B PT OF LOTS 1 & 2 DESC AS BEG AT NW COR LOT 2,NE ALG NW LINE LOT 2 126.45 TO POB,SE 296.48, SW
Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,345	SqFt - Total: 2,345	Guest Hse:	Yr Blt: 1940	Pool Size:
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1940	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2015
Total Units in Bldg:	Recreation Lease:		Taxes: 12,137
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors; Other Arch
Construction: Frame
Unit Desc:
Flooring: Wood Floor
Furnished:
Dining Area:
Guest House:
Roof: Wood Truss/Raft
Special Info: Sold As-Is
Rooms: Laundry-Util/Closet
Master Bedroom/Bath:
Dining Area:
Window Treatments:
Maintenance Fee Incl:
Equip/Appl Included: Range - Electric; Refrigerator
Private Pool:
Parking: Carport - Attached; Driveway; RV/Boat
Lot Description: 1/2 to < 1 Acre
Subdiv. Amenities:
Exterior Features: Custom Lighting; Fence; Fruit Tree(s); Open Porch; Room for Pool
Interior Features:

Waterfront Details: No Fixed Bridges; Ocean Access
View:
Private Pool:
Security:
Membership:
Cooling: Wall-Win A/C
Heating: Window/Wall
Utilities: Public Water; Septic

Restrict: None
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes:
Terms Considered: Conventional
Mobile Features:

Directions: Davie Blvd East of I-95..Right on SW 17TH Ave. Right on SW 14TH CT...Left on SW 19TH Ave. follow around to Right. Left on SW 20h Ave. Jog Left then Right onto SW 16 CT/STARLIGHT LANDING. Private Road to the end to 2090 SW 16th CT
Public Remarks: A RARE FIND DIRECTLY ON THE NEW RIVER W/ 209 ft OF DEEPWATER, NO FIXED BRIDGES!! OVERSIZE LOT OF 29,000 SF. WITH 2 OLD FLORIDA COTTAGE/HOMES. SOUTH EAST WATER VIEWS & LUXURY YACHTS, MINUTES TO LAUDERDALE MARINE CENTER FOR ALL YOUR MARINE NEEDS. DOCK YOUR MEGA YACHT, RENT THE REST ADDITIONAL INCOME OR HOUSING FOR YOUR CREW, SECLUDED ON A PRIVATE ROAD, CLOSE TO DOWNTOWN, SHOPS AND MINUTES TO MAJOR HWYS. PROPERTY IS CURRENTLY RENTED W/\$5,000 MONTHLY INCOME
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Residential Customer Report

Address: 2330 SW 27th Avenue, Fort Lauderdale, FL 33312

MLS#: FX-10059151

St: Active

List Price: \$1,500,000



Area: 3480
Geo Area: FTSW
County: Broward
Parcel ID: 504217400010
Subdivision: Waters Edge
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 258.26
Waterfront: Yes
Waterfrontage: 100
Legal Desc: WATERS EDGE

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 4
Garage Spaces: 2
Ele School: Riverland
Middle School: New River
High School: Fort Lauderdale

Short Sale Add:

REO: No

SqFt - Living: 5,808
BD: 4
Baths - Total: 4

SqFt - Total: 6,291
FB: 4
Year Built: 1978

Guest Hse:
Baths - Half:
Front Exp: W

Yr Blt: 1978
Yr Blt Des: Resale

Pool Size: 30x15
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 13,289
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Marble; Wood Floor
Furnished:
Dining Area: Dining-Living; Dining/Kitchen
Guest House:
Roof: Barrel; Comp Rolled
Special Info:

Waterfront Details: Navigable; No Fixed Bridges; Ocean Access; Canal Width 81 - 120
View: Canal; Pool
Private Pool: Equipment Included; Heated; Inground; Spa; Pool Size (W x L): 30x15
Security:
Membership:
Cooling: Central
Heating: Central
Utilities: Cable; Public Water; Septic

Restrict: Pet Restrictions
HOPA: No Hopa
Boat Services: Private Dock; Hoist/Davit
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Rooms: Den/Office; Family; Great; Laundry-Util/Closet; Recreation
Master Bedroom/Bath: Bidet; Combo Tub/Shower; Dual Sinks; Mstr Bdrm - Upstairs; Whirlpool Spa
Dining Area: Dining-Living; Dining/Kitchen
Window Treatments: Blinds; Impact Glass; Verticals

Maintenance Fee Incl: Dishwasher; Dryer; Fire Alarm; Intercom; Range - Gas; Refrigerator; Satellite Dish; Smoke Detector; Wall Oven; Washer; Water Heater - Elec; Water Heater - Gas
Equip/App'l Included: Dishwasher; Dryer; Fire Alarm; Intercom; Range - Gas; Refrigerator; Satellite Dish; Smoke Detector; Wall Oven; Washer; Water Heater - Elec; Water Heater - Gas
Private Pool: Equipment Included; Heated; Inground; Spa; Pool Size (W x L): 30x15

Parking: Driveway; Garage - Attached; Guest
Lot Description: 1/4 to 1/2 Acre; Paved Road
Subdiv: American Eagle Dcating

Exterior Features: Auto Sprinkler; Custom Lighting; Fence; Shed

Interior Features: Cook Island; Custom Mirror; Fireplace(s); French Door; Roman Tub; Sky Light(s)

Directions: I-95 to Davie Blvd. Head west about 1/4 of a mile, make a left on Riverland Rd. Turn left on 27th Ave (Waterside Dr). House is the second house on the left.

Public Remarks: Yachtsman's Tropical Paradise! 100' Frontage on a deep, wide (115ft) canal. Dock with 100 amp power and water hookup. Beautifully remodeled 5800+ SqFt house on huge lot. Impact windows and doors, new standby generator, marble floors, gourmet Chefs kitchen with custom cabinets, granite countertops, 6 burner gas stove. Huge rooms and walk in closets plus separate den and rec room. Gorgeous views, gardens and just minutes to downtown, airport and beaches!

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Residential Customer Report

Area: 3500

Geo Area: FTSW

County: Broward

Parcel ID: 504215191630

Subdivision: TARPON RIVER

Development Name: TARPON RIVER

Model Name:

Lot Dimensions:

List Price Sqft: 265.67

Waterfront: Yes

Waterfrontage: 100

Legal Desc: CROISSANT PARK RIVER SEC 7-50 B LOT 2 LESS E 10,3,4 E 10 BLK 25 SAID BLK LYING IN S1/2 OF SEC 10 T50,R40

Short Sale: No

MLS#: FX-10070614

St: Active

List Price: \$479,000

Type: Single Family Detached

Lot Dimensions:

Type: Single Family Detached

Dock:

Private Pool: No

Baths - Total: 3

Garage Spaces:

Ele School: Croissant Park

Middle School: New River

High School: Stranahan

Master Bedroom

14' 4"

X

11' 3"

Living Room

19' 10"

X

13' 4"

Dining Room

20'

X

11' 9"

Kitchen

18' 2"

X

8' 8"

Utility Room

7'

X

5'

Bedroom 2

13' 5"

X

12' 6"

Bedroom 3

13' 4"

X

11' 9"

SqFt - Living: 1,803

BD: 4

Baths - Total: 3

SqFt - Total: 1,803

FB: 3

Year Built: 1953

Guest Hse:

Baths - Half:

Front Exp: N

Yr Blt: 1953

Yr Blt Des: Resale

Pool Size:

Pets Allowed: Yes

Bldg #:

Total Floors/Stories:

Total Units in Bldg:

Ttl Units in Complex:

Unit Floor #:

Governing Bodies:

Land Lease:

Recreation Lease:

Min Days to Lease:

Application Fee:

Membership Fee Amount:

HOA/POA/COA (Monthly):

Brand Name:

Mobile Home Size:

Decal #:

Serial #:

Tax Year: 2016

Taxes: 5,654

Special Assmnt:

Design: < 4 Floors

Construction: CBS

Unit Desc:

Flooring: Terrazzo Floor; Tile

Furnished: Unfurnished

Dining Area: Eat-In Kitchen; Formal

Guest House:

Roof: Barrel

Special Info: Sold As-Is

Rooms: Cottage; Great

Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Ground

Dining Area: Eat-In Kitchen; Formal

Window Treatments: Blinds

Maintenance Fee Incl:

Equip/Appl Included: Dishwasher; Dryer; Hookup; Range - Electric; Refrigerator; Smoke Detector; Wall Oven; Washer

Private Pool:

Parking: Guest

Lot Description: 1/4 to 1/2 Acre

Subdiv. Amenities:

Exterior Features: Awnings; Fence; Fruit Tree(s); Room for Pool; Shutters; Well Sprinkler

Interior Features: Ctdrl/Vault Ceilings; Split Bedroom

Waterfront Details: River; Seawall; Canal Width 81 - 120

View: River

Private Pool:

Security:

Membership:

Cooling: Ceiling Fan; Central

Heating: Central

Utilities: Cable; Public Sewer; Public Water

Restrict: None

HOPA: No Hopa

Boat Services:

Guest House:

Taxes:

Terms Considered: Conventional

Mobile Features:

Directions: DAVIE BLVD TO SW 4th AVE, NORTH (half block) TO SW 11th COURT, EAST TO PROPERTY

Public Remarks: Adorable and spacious Home PLUS Cottage on TWO lots situated directly on the beautiful Tarpon River! Large & bright 3/2 Main Home with vaulted wood-beamed ceilings, split bedroom plan and two living rooms with serene views of the river. This huge park-like double lot is located at the end of a leafy tree-lined street and offers a wonderful opportunity to own a piece of Old Florida complete with white picket fence! Minutes to Downtown, Las Olas & The Beach! Enjoy wildlife on the canal with your kayaks!

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Residential Customer Report

Address: 3362 NW 64th Street, Fort Lauderdale, FL 33309

MLS#: FX-10090467

St: Active

List Price: \$436,000



Area: 3540
Geo Area: FTNW
County: Broward
Parcel ID: 494207050510
Subdivision: Palm-Aire Village 2 Sec A
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 174.4
Waterfront: Yes
Waterfrontage: 150

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 1

Legal Desc: PALM-AIRE VILLAGE 2 SEC ADD 3 78-31 B LOT 44 BLK 19

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	12	X	15	Living Room	12	X	18	Dining Room	10	X	14	Kitchen	14	X	18	Den	10	X	25
Bedroom 2	11	X	11	Bedroom 4	10	X	12					Family Room	12	X	28				
Bedroom 3	11	X	13																

SqFt - Living: 2,500	SqFt - Total: 3,230	Guest Hse:	Yr Blt: 1974	Pool Size: 40x24
BD: 4	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1974	Front Exp: W		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 4,087
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal	Restrict: None
Construction: CBS	View: Pool	HOPA: No Hops
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 40x24	Boat Services: Private Dock
Flooring: Tile	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area: Formal	Cooling: Ceiling Fan; Central	Terms Considered: Conventional; FHA; VA
Guest House:	Heating: Heat Pump-Reverse	Mobile Features:
Roof: Flat Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info:		
Rooms: Attic; Den/Office; Family		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area: Formal		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Hookup; Microwave; Range - Electric; Refrigerator; Water Heater - Elec		
Private Pool: Inground; Pool Size (W x L): 40x24		
Parking: Driveway		
Lot Description: Cul-De-Sac		
Subdiv. Amenities:		
Exterior Features: Auto Sprinkler; Custom Lighting; Deck; Fruit Tree(s); Green House; Shed		
Interior Features: Closet Cabinets		

Directions: West Cypress Creek Road west to NW 31st Avenue. West ont NW 62nd St, right on NW 63rd St, right on 34th Ave right onto NW 64th St

Public Remarks: This is one of the largest homes and lots in Palm Aire. With 150 feet of Riverfront, new dock and a professionally landscaped yard with lots of plants and fruit trees. A perfect family home, featuring hurricane impact windows, doors, lightning protection. This 4/2 home has 2500 Sq. Feet under Air. Two screen rooms & patio for comfortable outdoor living. In a quiet Cul de Sac this end house is fully fenced and provides security and privacy to its owners. There is parking for up to six cars.

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Residential Customer Report

Address: 2443 Marathon Lane, Fort Lauderdale, FL 33312

MLS#: AX-10222610

St: Active

List Price: \$439,900



Area: 3570
Geo Area: FTSW
County: Broward
Parcel ID: 504219080490
Subdivision: Lauderdale Isles 2-Blk 7
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 212.61
Waterfront: Yes
Waterfrontage: 60
Legal Desc: LAUDERDALE ISLES NO

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: LAUDERDALE ISLES NO 2-BLK 7 36-37 B LOT 58

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,069	SqFt - Total: 2,069	Guest Hse:	Yr Blt: 1956	Pool Size:
BD: 4	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1956	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 5,250
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	

Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width 1	Restrict: Lease OK
Construction: Block; CBS; Concrete	- 80	HOPA: No HOPA
Unit Desc:	View: Canal	Boat Services: Private Dock
Flooring: Carpet; Terrazzo Floor; Wood Floor	Private Pool:	Guest House:
Furnished:	Security:	Taxes: Homestead
Dining Area: Dining-Living; Snack Bar	Membership:	Terms Considered: Cash; Conventional
Guest House:	Cooling: Ceiling Fan; Central; Wall-Win A/C	Mobile Features:
Roof: Built-Up	Heating: Central	
Special Info:	Utilities: Cable; Public Sewer; Public Water	

Rooms: Util-Garage
Master Bedroom/Bath:
Dining Area: Dining-Living; Snack Bar
Window Treatments: Blinds
Maintenance Fee Incl:
Equip/App'l Included: Dishwasher; Disposal; Hookup; Microwave; Range - Electric; Refrigerator; Satellite Dish; Water Heater - Elec
Private Pool:
Parking: Covered
Lot Description: < 1/4 Acre
Subdiv. Amenities: Boating
Exterior Features: Fence; Shed
Interior Features:

Public Remarks: Beautiful 4 bedroom 2 bath home. Newer dock, canal front, ocean access - no fixed bridges. Brand New A/C System Installed, Highly Efficient!

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Residential Customer Report

Address: 3721 SW 49 Street, Fort Lauderdale, FL 33312

MLS#: AX-10313528

St: Active

List Price: \$479,000



Area: 3570
Geo Area: FTSW
County: Broward
Parcel ID: 504231240310
Subdivision: Maple Ridge 167-38 B
Development Name: MAIPLE RIDGE
Model Name:
Lot Dimensions:
List Price Sqft: 199.58
Waterfront: Yes
Waterfrontage: 50
Legal Desc: MAPLE RIDGE 167-38 B POR PAR A DESC AS COMM SE COR PAR A,NE 2782.05 TO POB;NE 81.45 NW 86.65,SW 18.64,SELY ALG/CUR 42.27
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2
High School: Hollywood HI High

Short Sale Add:

REO: No

SqFt - Living: 2,400	SqFt - Total: 8,000	Guest Hse:	Yr Blt: 2001	Pool Size: 15X30
BD: 4	FB: 3	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: Yes
Baths - Total: 3	Year Built: 2001	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly): 100	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 7,536
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee: 150	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors; Other Arch Construction: Block; CBS; Concrete Unit Desc: Flooring: Ceramic Tile; Parquet Floor; Tile; Wood Floor Furnished: Partially Furnished Dining Area: Breakfast Area; Dining/Kitchen; Eat-In Kitchen Guest House: Roof: S-Tile Special Info: Rooms: Convertible Bedroom; Florida Master Bedroom/Bath: Mstr Bdrm - Upstairs Dining Area: Breakfast Area; Dining/Kitchen; Eat-In Kitchen Window Treatments: Arched Maintenance Fee Incl: Maintenance-Exterior; Security Equip/Appl Included: Dishwasher; Dryer; Microwave; Refrigerator; Washer; Water Heater - Elec Private Pool: Inground; Pool Size (W x L): 15X30 Parking: Guest Lot Description: < 1/4 Acre Subdiv. Amenities: Pool Exterior Features: Open Balcony; Screen Porch Interior Features: Closet Cabinets; Cook Island	Waterfront Details: Lagoon View: Garden; Lake Private Pool: Inground; Pool Size (W x L): 15X30 Security: Security Patrol Membership: Cooling: Central; Electric Heating: Central; Electric Utilities: Public Sewer; Public Water	Restrict: Lease OK; Maximum # Vehicles; No Truck/RV; < 20 lb Pet; Other HOPA: No Hopa Boat Services: Guest House: Taxes: City/County Terms Considered: Cash; Conventional; FHA; VA Mobile Features:
--	---	--

Directions: 95 TO GRIFFIN RD. WEST TO 38TH AVE. LEFT INTO GUARD HOUSE.

Public Remarks: A LITTLE SECLUDED COMMUNITY WITHIN A PRESTEGIOUS GATED MAPLE RIDGE, ONLY 15 HOMES, THE COCKPIT! RIGHT ACROSS FROM POOL , UNDER 60 SECONDS FROM MAIN GUARD GATE TO PROPERTY!!! CORNER LOT, TWO STORY , BIG SCREENED PATIO, TILE/WOOD, NEWER AIR CONDITION & APPLIANCES, BEAUTIFUL BACKYARD INCLUDES PLAYGROUNG, JACUZZI, TRAMPOLINE, BETWEEN TPK& I-95, HARDROCK, SHOPPING , ENTERTAINMENT, SCHOOLS, AIRPORT, AND MORE ...MUST SEE! INCLUDES SEPARATE GUEST UNIT WITH A PRIVATE ENTRANCE .

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Residential Customer Report

Address: 2513 Gulfstream Lane, Fort Lauderdale, FL 33312

MLS#: FX-10081933

St: Active

List Price: \$429,000



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504219060480
Subdivision: Lauderdale Isles 2 35-33
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 323.04
Waterfront: Yes
Waterfrontage: 65

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: LAUDERDALE ISLES NO 2 35-33 B LOT 50 BLK 5

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom		12	X	16	Living Room		38	X	18	Kitchen		22	X	12
SqFt - Living: 1,328		SqFt - Total: 1,651			Guest Hse:		Yr Blt: 1955			Pool Size:				
BD: 2		FB: 2			Baths - Half:		Yr Blt Des: Resale			Pets Allowed: No				
Baths - Total: 2		Year Built: 1955			Front Exp: E									

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 4,952
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Ocean Access	Restrict:
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services:
Flooring: Tile	Security:	Guest House:
Furnished:	Membership:	Taxes: County Only
Dining Area:	Cooling: Central	Terms Considered: Conventional; FHA
Guest House:	Heating: Central	Mobile Features:
Roof: Comp Shingle	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Great		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer		
Private Pool:		
Parking: Carport - Attached; Driveway		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Fence		
Interior Features: Ctdrl/Vault Ceilings		
Directions:		
Public Remarks: Ocean Access w/No Fixed Bridges! 65 Ft Seawall. Excellent Lauderdale Isles location w/in minutes of downtown, beaches, airport & major hwy's. New A/C. Newer Roof. Stunning Upgrades! Open Design perfect for entertaining. Great Views! Dream Kitchen w/pendant & track lighting, granite counters & bkft bar, SS appls, white cabinets w/crown molding & blt-in wine rack. Vaulted beamed ceilings. Master Spa Shower. Porcelain tile floors. Abundant natural light. View today. Begin your FL lifestyle tomorrow!		

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Residential Customer Report

Address: 2430 Bimini Lane, Fort Lauderdale, FL 33312

MLS#: AX-10293337

St: Active

List Price: \$489,000



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504219030050
Subdivision: LAUDERDALE ISLES NO 2
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 353.84
Waterfront: Yes
Waterfrontage: 75

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces:

Legal Desc: LAUDERDALE ISLES NO 2 34-3 B LOT 5 BLK 2

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,382	SqFt - Total: 1,448	Guest Hse:	Yr Blt: 1954	Pool Size: 20x15
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1954	Front Exp: W		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 5,936
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Navigable; No Fixed Bridges; Ocean Access	Restrict:
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 20x15	Boat Services: Private Dock; Dock Available
Flooring: Tile	Security:	Guest House:
Furnished:	Membership:	Taxes:
Dining Area:	Cooling: Ceiling Fan; Central; Wall-Win A/C	Terms Considered: Cash; Conventional; FHA
Guest House:	Heating: Electric; Window/Wall	Mobile Features:
Roof:	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Family; Florida; Glass Porch; Laundry-Util/Closet		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area:		
Window Treatments: Blinds		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer		
Private Pool: Inground; Pool Size (W x L): 20x15		
Parking: Carport - Attached; Covered; Driveway		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Deck; Fruit Tree(s)		
Interior Features: Bar; Cook Island; Split Bedroom		

Directions:

Public Remarks: Stunning canal front residence w/dock, pool & ocean access! There are no fixed bridges and this home claims 70+ feet of deep water dock space to enjoy the boating lifestyle offered in desirable Riverland. This eclectic beauty features wood beam ceilings, Spanish tile floors, a Florida room & spacious family room w/wet bar & wine cooler, enclosed pool and entertaining area. The open concept kitchen offers striking custom cabinetry, solid stone countertops, cooking island & stainless appliances. Centrally located and easy access to shopping, beaches, airports, and Yacht Club. 2430 Bimini offers everything your buyers can think of to complete their tropical dream. The furniture can be included for a true turnkey purchase. Bring your clothes, boat and enjoy!

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Residential Customer Report

Address: 1721 SW 23rd Avenue, Fort Lauderdale, FL 33312

MLS#: FX-10089244

St: Active

List Price: \$449,500



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504217230840
Subdivision: Flamingo Park Sec C 38-30
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 308.3
Waterfront: Yes
Waterfrontage: 70
Legal Desc: FLAMINGO PARK SEC C 38-30 B LOT 59 BLK 12

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 1
Ele School: Riverland
Middle School: New River
High School: Stranahan

SqFt - Living: 1,458		SqFt - Total: 1,518		Guest Hse:		Yr Blt: 1957		Pool Size: 15X30	
BD: 3		FB: 2		Baths - Half:		Yr Blt Des: Resale		Pets Allowed: No	
Baths - Total: 2		Year Built: 1957		Front Exp: E					

Bldg #:		Governing Bodies:		Membership Fee Amount:		Serial #:	
Total Floors/Stories:		Land Lease:		HOA/POA/COA (Monthly):		Tax Year: 2016	
Total Units in Bldg:		Recreation Lease:				Taxes: 5,945	
Ttl Units in Complex:		Min Days to Lease:		Brand Name:		Special Assmnt:	
Unit Floor #:		Application Fee:		Mobile Home Size:			
				Decal #:			

Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access	Restrict:
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 15X30	Boat Services: Private Dock
Flooring: Tile; Wood Floor	Security:	Guest House:
Furnished:	Membership:	Taxes: No Homestead
Dining Area: Dining-Living	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Conventional; FHA; VA
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Metal	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Laundry-Util/Closet		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area: Dining-Living		
Window Treatments: Blinds		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool: Inground; Pool Size (W x L): 15X30		
Parking: Drive - Circular; Driveway; Garage - Attached		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Auto Sprinkler; Deck; Fence; Well Sprinkler		
Interior Features:		

Directions:
Public Remarks: ABSOLUTELY GORGEOUS WATERFRONT POOL HOME IN FLAMINGO PARK! THIS STUNNING PROPERTY BOASTS TONS OF NATURAL LIGHT, OPEN FLOOR PLAN, CUSTOM MAPLE KITCHEN CABINETRY, GRANITE TOPS, S.S. APPLIANCES, WOOD & PORCELAIN TILE FLOORING, REMODELED BATHROOMS, INCREDIBLE SALT POOL WITH MULTI-COLOR LED LIGHTING & DECK JET WATER FEATURES, NEW IMPACT DOORS & MORE! PRIVATE TROPICAL BACKYARD OVERLOOKING YOUR PRIVATE DOCK & CANAL. PERFECT FOR THE AVID BOATER. 70' OF WATERFRONT WITH OCEAN ACCESS & NO FIXED BRIDGES.

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Residential Customer Report

Address: 2475 Bimini Lane, Fort Lauderdale, FL 33312

MLS#: RX-10359591

St: Active

List Price: \$499,900



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504219030340
Subdivision: LAUDERDALE ISLES NO 2
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 336.63
Waterfront: Yes
Waterfrontage: 65
Legal Desc: LAUDERDALE ISLES NO 2 34-3 B LOT 35 BLK 2
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Short Sale Add: No

REO: No

Master Bedroom	14	X	16	Living Room	16	X	16	Kitchen	12	X	8
								Dining Area	13	X	15
SqFt - Living: 1,485	SqFt - Total: 1,830	Guest Hse:	Yr Blt: 1957	Pool Size:							
BD: 3	FB: 2	Baths - Half: 0	Yr Blt Des: Resale	Pets Allowed: Yes							
Baths - Total: 2	Year Built: 1957	Front Exp: E									

Bldg #:	Governing Bodies: None	Membership Fee Amount:	Serial #:
Total Floors/Stories: 1	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 4,463.22
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt: No
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: No Fixed Bridges; Ocean Access; Canal Width 81 - 120	Restrict: None
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services: Private Dock
Flooring: Tile; Wood Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: City/County
Dining Area:	Cooling: Central	Terms Considered: Cash; Conventional; FHA
Guest House:	Heating: Central	Mobile Features:
Roof: Other	Utilities: Cable; Public Sewer; Public Water	
Special Info:		
Rooms: Great; Laundry-Util/Closet		
Master Bedroom/Bath: Mstr Bdrm - Ground; Separate Shower		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Dishwasher; Dryer; Refrigerator; Washer		
Private Pool:		
Parking: Driveway; Garage - Attached		
Lot Description: < 1/4 Acre		
Subdiv. Amenities: None		
Exterior Features: Fence; Open Patio; Room for Pool; Summer Kitchen		
Interior Features: Built-in Shelves; Foyer		

Directions: Davie Blve west of I-95 to SW 27 th head south follow around to Bimini Ln make a left and home is on the right hand side.
Public Remarks: Beautiful 3 bed & 2 bath home with ocean access! This is a great opportunity to be on the water. This updated waterfront home has a very spacious open floor plan. The main living area features wood beamed and vaulted ceilings and wood flooring in the living area, dining area and kitchen. The kitchen is open to the living area and features stainless steel appliances, stainless steel apron sink and has a large peninsula counter top which is great for cooking and entertaining. The back yard is your own personal paradise with 70 feet of water front and a newer dock for your boat. Entertaining will be easy with a summer kitchen and bar area covered by a pergola. There are also no fixed bridges on the way to the ocean. The home has impact windows throughout and the ac is also newer.
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Residential Customer Report

Address: 2407 Key Largo Lane, Fort Lauderdale, FL 33312 MLS#: FX-10078277 St: Active List Price: \$444,900



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504219070650
Subdivision: Lauderdale Isles
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 297
Waterfront: Yes
Waterfrontage: 25
Legal Desc: Lauderdale Isles NO 2-BLK 6 36-36 B Lot 64
Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Short Sale: No		Short Sale Add:		REO: No
SqFt - Living: 1,498	SqFt - Total:	Guest Hse:	Yr Blt: 1956	Pool Size:
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Unknown	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1956	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 4,719
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors
Construction: Block; Concrete
Unit Desc:
Flooring: Tile
Furnished: Unfurnished
Dining Area:
Guest House:
Roof: Comp Rolled
Special Info:
Rooms: Family; Florida; Storage; Util-Garage
Master Bedroom/Bath: Mstr Bdrm - Ground
Dining Area:
Window Treatments: Impact Glass
Maintenance Fee Incl:
Equip/Appl Included: Auto Garage Open; Dishwasher; Hookup; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Water Heater - Elec
Private Pool:
Parking: Driveway; Garage - Attached; RV/Boat
Lot Description: < 1/4 Acre
Subdiv. Amenities: Boating; Clubhouse
Exterior Features: Custom Lighting; Fence; Fruit Tree(s)
Interior Features: Ctdrl/Vault Ceilings; Sky Light(s)

Waterfront Details: Interior Canal
View: Canal
Private Pool:
Security:
Membership: Oth Membership Avlbl
Cooling: Ceiling Fan; Central
Heating: Central
Utilities: Cable; Public Sewer; Public Water

Restrict: None
HOPA: No Hopa
Boat Services: Private Dock; Dock Available; Ramp
Guest House:
Taxes: City/County
Terms Considered: Conventional; FHA; VA
Mobile Features:

Directions: Located just north of 595, East of 441 in the great Riverland community. One of the best central locations in Broward County. Very close to Las Olas and the beaches!
Public Remarks: Absolutely Beautiful!! Ocean Access (no fixed bridges) stunning waterfront views! Fully remodeled house down to the studs! Brand new PGT IMPACT windows/doors throughout, all new kitchen with high end quartz counter tops, soft close cabinets/drawers, brand new stainless appliances! Fully renovated bathrooms with custom tile work! Added brand new Central AC systems with two 2.5 ton condensers. All new electrical through out the entire house (permits for everything)! New fence, all new Sod! MUST SEE!!!
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Residential Customer Report

Address: 2412 Gulfstream Lane, Fort Lauderdale, FL 33312

MLS#: FX-10091068

St: Active

List Price: \$474,900



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504219060010
Subdivision: Lauderdale Isles 2 35-33
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 316.81
Waterfront: Yes
Waterfrontage: 90

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces:

Legal Desc: LAUDERDALE ISLES NO 2 35-33 B LOT 1,2 LESS S 30 BLK 5

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,499	SqFt - Total:	Guest Hse:	Yr Blt: 1955	Pool Size: 0x0
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1955	Front Exp: W		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 7,923
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access	Restrict: Other
Construction: CBS	View: Canal; Garden	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 0x0	Boat Services: Private Dock
Flooring: Marble	Security:	Guest House:
Furnished: Furniture Negotiable; Unfurnished	Membership:	Taxes: Other Exemption
Dining Area: Dining-Living; Eat-In Kitchen	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Conventional; FHA
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Comp Rolled	Utilities: Public Sewer; Public Water; Well Water	
Special Info:		
Rooms: Den/Office; Family; Florida; Laundry-Util/Closet; Storage; Util-Garage		
Master Bedroom/Bath:		
Dining Area: Dining-Living; Eat-In Kitchen		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Freezer; Gas Lease; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer		
Private Pool: Inground; Pool Size (W x L): 0x0		
Parking: Covered; Driveway		
Lot Description: 1/4 to 1/2 Acre		
Subdiv. Amenities:		
Exterior Features: Custom Lighting; Fence; Fruit Tree(s); Shed; Shutters		
Interior Features: Ctdrl/Vault Ceilings		

Directions: First Street on 441 just north of 595, East onto Riverland Rd, 8th right onto Gulfstream Lane.
Public Remarks: Best price in Fort Lauderdale Isles, priced for a quick sale!! This charming and unique waterfront home, with a huge yards, one and a half lot with 90-foot dock with utilities, deep water, ocean access, no fixed bridges. Entire property surrounded by beautiful xeriscaped yard. Sprinkler system on well water. Covered parking for 5 cars with room for a garage. Kitchen with granite tops. Remodeled baths. Ample storage space. Vaulted ceilings, travertine marble floors throughout out the entire house.

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Residential Customer Report

Address: 2678 Marathon Lane, Fort Lauderdale, FL 33312

MLS#: AX-10339339

St: Active

List Price: \$694,900



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504219090020
Subdivision: Lauderdale Isles 2-Resub
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 440.93
Waterfront: Yes
Waterfrontage: 107

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: LAUDERDALE ISLES NO 2-RESUB OF POR BLK 7 39-20 B LOT 30

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,576	SqFt - Total: 7,231	Guest Hse:	Yr Blt: 1955	Pool Size:
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1955	Front Exp: W		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 6,018
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: No Fixed Bridges; Ocean Access	Restrict: Lease OK; Maximum # Vehicles
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services: Dock Available
Flooring: Other	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: No Homestead
Dining Area: Dining-Living	Cooling: Central	Terms Considered: Cash; Conventional; FHA; VA
Guest House:	Heating: Electric	Mobile Features:
Roof: Tar/Gravel	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Florida		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area: Dining-Living		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Dryer; Microwave; Refrigerator; Smoke Detector; Washer; Water Heater - Elec		
Private Pool:		
Parking: Carport - Attached; Covered; Driveway		
Lot Description: < 1/4 Acre		
Subdiv. Amenities: Street Lights		
Exterior Features: Custom Lighting; Deck; Fence; Open Porch		
Interior Features:		

Directions:

Public Remarks: Beautiful House, waterfront and in cul de sac. New 94 ft Dock for your Yacht, Sailing Boat and Water Toys directly to the New River, recently dredged with Direct Access to the sea. Great area of beautiful garden with 260 SF of deck, this house has 3 bedrooms, 2 bathrooms plus private laundry room. completely remodeled inside and out, everything has permission from the city, ALL NEW (high impact windows, electrical system, two central air conditioner, granite kitchen, appliances, bathrooms, porcelain floors, ceilings, lighting system).

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Residential Customer Report

Address: 2301 SW 16th Court, Fort Lauderdale, FL 33312

MLS#: FX-10084594

St: Active

List Price: \$599,000



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504217230550
Subdivision: Flamingo Park Sec C 38-30
Development Name: Riverland
Model Name: 3/2
Lot Dimensions: 116x115x40x90
List Price Sqft: 365.47
Waterfront: Yes
Waterfrontage: 115
Legal Desc: FLAMINGO PARK SEC C 38-30 B LOT 8 BLK 11
Short Sale: No

Type: Single Family Detached
Lot Dimensions: 116x115x40x90
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 1
Ele School: Foster; Stephen
Middle School: New River
High School: Stranahan

Short Sale Add:

REO: No

SqFt - Living: 1,639	SqFt - Total: 1,708	Guest Hse:	Yr Blt: 1958	Pool Size: 15x30
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1958	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 6,655
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: Ranch	Waterfront Details: No Fixed Bridges; Seawall; Canal Width 1 - 80; Canal Width 121+	Restrict: None
Construction: CBS	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Auto Chlorinator; Autoclean; Equipment Included; Heated; Inground; Screened; Pool Size (W x L): 15x30	Boat Services: Lift; Hoist/Davit; Ramp
Flooring: Terrazzo Floor; Tile	Security:	Guest House:
Furnished:	Membership:	Taxes:
Dining Area: Breakfast Area; Dining-Living; Snack Bar	Cooling: Central; Paddle Fans	Terms Considered: Conventional
Guest House:	Heating: Heat Pump-Reverse	Mobile Features:
Roof: Aluminum; Built-Up; S-Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info: Sold As-Is; Survey; Title Insurance		

Rooms: Florida; Laundry-Util/Closet
Master Bedroom/Bath: Mstr Bdrn - Ground
Dining Area: Breakfast Area; Dining-Living; Snack Bar
Window Treatments: Blinds; Picture; Thermal; Verticals
Maintenance Fee Incl:
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec
Private Pool: Auto Chlorinator; Autoclean; Equipment Included; Heated; Inground; Screened; Pool Size (W x L): 15x30
Parking: Driveway; Garage - Attached
Lot Description: < 1/4 Acre
Subdiv. Amenities: Sidewalks; Street Lights
Exterior Features: Auto Sprinkler; Custom Lighting; Fence; Outdoor Shower; Screen Porch; Shutters; Well Sprinkler
Interior Features: Cook Island; Custom Mirror; Slack Bedrooms

Directions: Davie Blvd or 441 (ST RD &) to Riverland Road to SW 16 CT to end of street on left
Public Remarks: WOW! RARE FIND. OPEN THE DOOR to breath-taking POOL and WATER views. Spacious Waterfront 3/2 Pool home, 1 car gar, on huge tropical treed lot, 114' OCEAN ACCESS canal+turn around basin. AMAZING yard, custom screened, private heated pool, hot tub & covered Porch for entertaining & a real Florida room. Dock a BIG BOAT, 60' dock and 30' dock + a small boat lift & Davit. Room for boat trailer. Remodeled Kitchen, lots of storage, Designer stainless exhaust hood. Shutters + IMPACT front door. Tiled roof.

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Residential Customer Report

Address: 2537 Nassau Lane, Fort Lauderdale, FL 33312

MLS#: AX-10248991

St: Active

List Price: \$478,900



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504219100340
Subdivision: LAUDERDALE ISLES NO 2-BLK
Development Name: Lauderdale Isles
Model Name: California Split Lvl
Lot Dimensions:
List Price Sqft: 286.42
Waterfront: Yes
Waterfrontage: 65
Legal Desc: LAUDERDALE ISLES NO 2-BLK 8 37-44 B LOT 40

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No		Short Sale Add:		REO: No
SqFt - Living: 1,672 BD: 3 Baths - Total: 2	SqFt - Total: 1,607 FB: 2 Year Built: 1957	Guest Hse: Baths - Half: Front Exp: E	Yr Blt: 1957 Yr Blt Des: Resale	Pool Size: Pets Allowed: Yes

Bldg #: Total Floors/Stories: Total Units in Bldg: Tri Units in Complex: Unit Floor #:	Governing Bodies: Land Lease: Recreation Lease: Min Days to Lease: Application Fee:	Membership Fee Amount: HOA/POA/COA (Monthly): Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2016 Taxes: 6,892 Special Assmnt:
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Design: Multi-Level Construction: CBS Unit Desc: Flooring: Tile; Wood Floor Furnished: Dining Area: Breakfast Area; Dining-Living; Eat-In Kitchen Guest House: Roof: Aluminum; Comp Rolled Special Info: Rooms: Storage Master Bedroom/Bath: Dining Area: Breakfast Area; Dining-Living; Eat-In Kitchen Window Treatments: Maintenance Fee Incl: Equip/Appl Included: Dishwasher; Disposal; Dryer; Washer Private Pool: Parking: Covered; Driveway; Golf Cart Lot Description: < 1/4 Acre Subdiv. Amenities: Boating Exterior Features: Auto Sprinkler; Awnings; Deck; Fence; Fruit Tree(s); Open Porch; Room for Pool Interior Features: Split Bedroom	Waterfront Details: Interior Canal View: Canal; Garden Private Pool: Security: Membership: Cooling: Ceiling Fan; Central; Electric Heating: Central; Electric Utilities: Cable; Public Sewer; Public Water; Well Water	Restrict: HOPA: No Hopa Boat Services: Private Dock; Common Dock Guest House: Taxes: Terms Considered: Cash; Conventional Mobile Features:
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Directions: From 95 head west and make a right heading South on Riverland Rd. Follow until Nassau Lane, make a left and the property will be on the right.
Public Remarks: Direct Ocean access California Tri-level home with 65 feet of waterfront-Dade Pine wood floors and tile in the kitchen-Soaring high ceilings w/ exposed beams-These homes were well built and rarely available. NEW STAINLESS STEEL APPLIANCES! Large back porch for entertaining and take advantage panoramic views of the Sunset. Located near the turnpike, 595, and 95. Boat to Las Olas for Jazz brunch or any occasion. Three isles/ blocks from the Yacht Club and public slips.
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Residential Customer Report

Address: 2101 SW 23rd Avenue, Fort Lauderdale, FL 33312

MLS#: FX-10075636

St: Active

List Price: \$549,000



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504217240710
Subdivision: Flamingo Park Sec D 41-29
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 306.36
Waterfront: Yes
Waterfrontage: 70

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces:
Ele School: Riverland
Middle School: New River
High School: Stranahan

Legal Desc: FLAMINGO PARK SEC D 41-29 B LOT 43 BLK 12		Short Sale Add:		REO: No
SqFt - Living: 1,792 BD: 3 Baths - Total: 3	SqFt - Total: 2,109 FB: 3 Year Built: 1960	Guest Hse: Baths - Half: Front Exp: SW	Yr Blt: 1960 Yr Blt Des: Resale	Pool Size: 15X30 Pets Allowed: No

Bldg #: Total Floors/Stories: Total Units in Bldg: Ttl Units in Complex: Unit Floor #:	Governing Bodies: Land Lease: Recreation Lease: Min Days to Lease: Application Fee:	Membership Fee Amount: HOA/POA/COA (Monthly): Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2016 Taxes: 7,064 Special Assmnt:
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Design: < 4 Floors; Ranch Construction: CBS Unit Desc: Flooring: Ceramic Tile; Wood Floor Furnished: Dining Area: Eat-In Kitchen; Formal; Snack Bar Guest House: Roof: Barrel Special Info: Rooms: Master Bedroom/Bath: Dining Area: Eat-In Kitchen; Formal; Snack Bar Window Treatments: Maintenance Fee Incl: Equip/Appl Included: Dishwasher; Disposal; Dryer Private Pool: Inground; Pool Size (W x L): 15X30 Parking: Driveway Lot Description: < 1/4 Acre; Paved Road Subdiv. Amenities: Boating Exterior Features: Screen Porch Interior Features: Bar; Closet Cabinets; Pantry; Split Bedroom; Walk-in Closet	Waterfront Details: Ocean Access; Canal Width 1 - 80 View: Canal Private Pool: Inground; Pool Size (W x L): 15X30 Security: Membership: Cooling: Ceiling Fan; Central Heating: Central Utilities: Public Sewer; Public Water	Restrict: HOPA: No Hopa Boat Services: Dock Available Guest House: Taxes: Homestead Terms Considered: Conventional; FHA Mobile Features:
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Directions: Davie Blvd west to SW 25th Ave to Frontage Rd right on SW 23rd Ave Follow to property
Public Remarks: Beautifully recently renovated large 3/3 ocean access home with renovated Kitchen with stainless steel appliances, custom wood cabinets, quartz counter tops, renovated heated pool with Nano system, Diamond-Brite, remodeled Large Master suite and new luxurious master bath with Large Walk-in Closet and tankless water heater. All with permits. Close to all major expressways, downtown, the Airport and the Beaches and much more..
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Residential Customer Report

Address: 2448 Bimini Lane, Fort Lauderdale, FL 33312

MLS#: FX-10091639

St: Active

List Price: \$470,000



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504219030080
Subdivision: LAUDERDALE ISLES NO 2
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 260.82
Waterfront: Yes
Waterfrontage: 60
Legal Desc: LAUDERDALE ISLES NO 2 34-3 B LOT 8 BLK 2
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces:
Ele School: Foster; Stephen
Middle School: New River
High School: Stranahan

Short Sale Add:

REO: No

SqFt - Living: 1,802
BD: 4
Baths - Total: 2

SqFt - Total: 1,802
FB: 2
Year Built: 1960

Guest Hse:
Baths - Half:
Front Exp: W

Yr Blt: 1960
Yr Blt Des: New Construction

Pool Size: 20'18
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):
Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 4,699
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Ceramic Tile; Terrazzo Floor; Wood Floor
Furnished:
Dining Area:
Guest House:
Roof: Flat Tile
Special Info: Sold As-Is
Rooms: Family
Master Bedroom/Bath: Mstr Bdrm - Ground
Dining Area:
Window Treatments:
Maintenance Fee Incl:
Equip/Appl Included: Dishwasher; Disposal; Dryer; Ice Maker; Refrigerator; Washer; Water Heater - Elec
Private Pool: Inground; Pool Size (W x L): 20'18
Parking: Drive - Circular; Driveway
Lot Description: < 1/4 Acre; Paved Road
Subdiv. Amenities: Sidewalks
Exterior Features:
Interior Features: Sky Light(s)

Waterfront Details: No Fixed Bridges; Ocean Access
View: Intracoastal; Ocean; Pool
Private Pool: Inground; Pool Size (W x L): 20'18
Security:
Membership:
Cooling: Ceiling Fan
Heating: Central
Utilities: Public Sewer; Public Water

Restrict: None
HOPA: Yes-Unverified
Boat Services: Private Dock; Dock Available
Guest House:
Taxes: No Homestead
Terms Considered: Conventional; FHA; VA
Mobile Features:

Directions: Riverland Road to Bimini Ln.

Public Remarks: Enjoy 60 ft of deep water ocean access w/no fixed bridges in Lauderdale Isles.Large Bright Open split floor plan w/Granite Kitchen/Maple Cabinets/SS Appliances,Vaulted Wood Beam Ceilings w/Skylight.All Hurricane Impact Windows&Doors+ Accordion Shutters,New Instahot Water heater, Roof(2006),Brand new Dock,Oversize Pool w/Pavered backyard.Carport was converted w/permits to living area&is enclosed w/laundry room&could be 4th bed, large storage area, expand master bath.Circular Driveway for plenty of parking.

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Residential Customer Report

Address: 2431 Gulfstream Lane, Fort Lauderdale, FL 33312

MLS#: FX-10078856

St: Active

List Price: \$469,900



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504219060540
Subdivision: Lauderdale Isles 2 35-33
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 258.19
Waterfront: Yes
Waterfrontage: 70

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: LAUDERDALE ISLES NO 2 35-33 B LOT 56 BLK 5

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,820

BD: 4

Baths - Total: 2

SqFt - Total: 2,106

FB: 2

Year Built: 1955

Guest Hse:

Baths - Half:

Front Exp: E

Yr Blt: 1955

Yr Blt Des: New Construction

Pool Size:

Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 6,898
Special Assmnt:

Design: < 4 Floors	Waterfront
Construction: CBS	View: Canal
Unit Desc:	Private Pool
Flooring: Carpet; Tile	Security:
Furnished:	Memberships
Dining Area:	Cooling: Co
Guest House:	Heating: Ce
Roof: Tar/Gravel	Utilities: Pu
Special Info:	
Rooms: Util-Garage	
Master Bedroom/Bath:	
Dining Area:	
Window Treatments:	
Maintenance Fee Incl:	
Equip/App'l Included: Dishwasher; Disposal; Hookup; Microwave; Range - Electric; Refrigerator	
Private Pool:	
Parking: Driveway	
Lot Description: < 1/4 Acre	
Subdiv. Amenities:	
Exterior Features: Deck	
Interior Features:	

Waterfront Details: Interior Canal; Intracoastal; Seawall; Canal Width 1 - 80
View: Canal
Private Pool:
Security:
Membership:
Cooling: Central
Heating: Central
Utilities: Public Sewer; Public Water

Restrict:
HOPA: No Hopa
Boat Services: Private Dock; Boat Lock
Guest House:
Taxes:
Terms Considered: Conventional; FHA
Mobile Features:

Public Remarks: Stunning 4/2 home with deep water ocean access and no fixed bridges in Riverland. Completely remodeled with permits. Updated electric and plumbing. Fresh paint inside and out. Brand new hurricane impact windows and doors. 1 car garage. Gourmet kitchen with brand new SS appliances. Resort style bathrooms. Brand new central A/C. Boat dock on water. Relaxing west facing patio over looking water for those amazing Florida sunsets. Bring your buyers and they will fall in love.

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Residential Customer Report

Address: 2310 SW 27th Terrace, Fort Lauderdale, FL 33312

MLS#: FX-10030923

St: Active

List Price: \$999,000



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504220040060
Subdivision: RIVER LANES 22-24 B
Development Name: Riverlands
Model Name:
Lot Dimensions: 155wfx130
List Price Sqft: 479.37
Waterfront: Yes
Waterfrontage: 155
Legal Desc: RIVER LANES 22-24 B LOT 4

Type: Single Family Detached
Lot Dimensions: 155wfx130
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2.1
Garage Spaces: 2

	Short Sale: No				Short Sale Add:								REO: No			
Master Bedroom	14	X	12	Living Room	24	X	19	Dining Room	10	X	8	Kitchen	12	X	10	
Bedroom 2	12	X	11									Family Room	22	X	18	
Bedroom 3	13	X	11													
SqFt - Living: 2,084	SqFt - Total: 2,509			Guest Hse:			Yr Blt: 1975			Pool Size: 32X15						
BD: 3	FB: 2			Baths - Half: 1			Yr Blt Des: Resale			Pets Allowed: Yes						
Baths - Total: 2.1	Year Built: 1975			Front Exp: W												

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2015
Total Units in Bldg:	Recreation Lease:		Taxes: 17,848
TRI Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: No Fixed Bridges; Ocean Access; Canal Width 81 - 120	Restrict: None
Construction: CBS	View: Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Equipment Included; Freeform; Gunite; Inground; Pool Size (W x L): 32X15	Boat Services: Dock Available
Flooring: Tile	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area: Formal	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Comp Shingle	Utilities: Cable; Public Sewer; Public Water	
Special Info:		
Rooms: Family		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area: Formal		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Range - Electric; Refrigerator		
Private Pool: Equipment Included; Freeform; Gunite; Inground; Pool Size (W x L): 32X15		
Parking: Driveway; Garage - Attached		
Lot Description: 1/2 to < 1 Acre		
Subdiv. Amenities: Boating		
Exterior Features: Auto Sprinkler; Deck; Fence; Open Porch		
Interior Features: Fireplace(s); Stack Bedrooms		
Directions:		
Public Remarks: Updated home on a double lot with a vast amount of green space plus 156' of water frontage. Dock your 135' mega yacht here! Great layout with renovated kitchen, tile floors, fireplace in a large family room. Sliding doors welcome breezes and open onto huge covered patio overlooking pool and water. Beautiful Riverland neighborhood, provides easy access to downtown, airport and beaches. Great family home or perfect as an investment opportunity.		

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Residential Customer Report

Address: 2040 SW 23rd Av, Fort Lauderdale, FL 33312

MLS#: FX-10075095

St: Active

List Price: \$499,990



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504217240560
Subdivision: FLAMINGO PARK SEC D 41-29
Development Name: Flamingo Park Water
Model Name: Remodeled
Lot Dimensions:
List Price Sqft: 239.92
Waterfront: Yes
Waterfrontage: 70
Legal Desc: FLAMINGO PARK SEC D 41-29 B LOT 28 BLK 12
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 2

SqFt - Living: 2,084	SqFt - Total: 2,084	Guest Hse:	Yr Blt: 1964	Pool Size:
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1964	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 2,986
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access	Restrict: None
Construction: Block; Concrete	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services: Private Dock
Flooring: Carpet; Tile	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area: Dining-Living; Eat-In Kitchen	Cooling: Ceiling Fan; Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: S-Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info:		
Rooms: Family; Florida; Util-Garage		
Master Bedroom/Bath:		
Dining Area: Dining-Living; Eat-In Kitchen		
Window Treatments: Drapes; Plantation Shutters; Verticals		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer		
Private Pool:		
Parking: Carport - Attached; Driveway; Garage - Attached; RV/Boat		
Lot Description: < 1/4 Acre		
Subdiv. Amenities: Boating		
Exterior Features: Fence; Screen Porch		
Interior Features: Built-in Shelves; Ctdrl/Vault Ceilings; Fireplace(s); Sky Light(s); Split Bedroom; Walk-in Closet		

Directions: FROM I-95, WEST ON DAVIE BOULEVARD TO RIVERLAND ROAD, EAST ON 16 TH COURT, LEFT ON 24TH AVENUE, RIGHT ON 15TH COURT, RIGHT ON 23RD AVENUE, HOUSE ON LEFT HAND SIDE.
Public Remarks: Bring your Sailboat to this Immaculate 3/2 Safe Harbor Home Situated on a Deep Water, Ocean Access Canal with No Fixed Bridges. 70 ft of Water Front, 60 ft Dock. Spacious Kitchen, Huge Living Room/Dining Room with Fireplace. Pine Ceilings Throughout with Skylights, Screened-in Florida Room & Hot Tub. Boat East or West down the winding NEW RIVER, Dine at One of the Eateries. Cruise the Intracoastal Waterway & Go Fishing In the Ocean. Do not pass up this opportunity to buy the best of Florida's lifestyle!
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Residential Customer Report

Address: 2365 SW 27th Ter, Fort Lauderdale, FL 33312

MLS#: FX-10089118

St: Active

List Price: \$694,000



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504217020303
Subdivision: River Lands 19-12 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 330.16
Waterfront: Yes
Waterfrontage: 81

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2

Legal Desc: RIVER LANDS 19-12 B PT OF LOT 5 & 12 DESC AS BEG NE COR LOT 5,SLY ALG E/L 322 TO POB,CONT SLY 82,SWLY 223.68, NLY 82,NEL
Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,102	SqFt - Total: 2,408	Guest Hse:	Yr Blt: 1970	Pool Size: 15x30
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1970	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 7,659
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors Construction: Block; Concrete Unit Desc: Flooring: Tile Furnished: Unfurnished Dining Area: Breakfast Area; Dining-Living Guest House: Roof: Comp Shingle Special Info: Survey Rooms: Family; Util-Garage Master Bedroom/Bath: Dining Area: Breakfast Area; Dining-Living Window Treatments: Maintenance Fee Incl: Equip/Appl Included: Auto Garage Open; Dishwasher; Ice Maker; Microwave; Range - Electric; Refrigerator Private Pool: Inground; Pool Size (W x L): 15x30 Parking: Covered; Driveway; Garage - Attached Lot Description: 1/4 to 1/2 Acre; Paved Road Subdiv. Amenities: Boating Exterior Features: Auto Sprinkler; Custom Lighting; Extra Building; Shed Interior Features: Cook Island; Split Bedroom	Waterfront Details: Interior Canal; Canal Width 1 - 80 View: Canal; Pool Private Pool: Inground; Pool Size (W x L): 15x30 Security: Membership: Cooling: Central; Electric Heating: Central; Electric Utilities: Cable; Public Water; Septic	Restrict: None HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: Terms Considered: Conventional Mobile Features:
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Directions: SEE GPS

Public Remarks: HUGE PRICE REDUCTION and additional 50k spent totaling over 200k in renovations, over 100k in equity to the new buyer too! Over 80 feet of dock space, ocean access w/ no fixed bridges off the new river, bring the yacht! All new expanded master suite w/ walk in closet, new crown and base, new roof and AC, high end kitchen w/ top notch appliances and massive island, 24x24 tile throughout, spa like baths, storage shed, pool, updated elec/plumbing, all work w/ permits! Nearly a half acre lot, secluded street!

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Residential Customer Report

Address: 2673 Gulfstream Lane, Fort Lauderdale, FL 33312

MLS#: FX-10066294

St: Active

List Price: \$895,000



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504219060290
Subdivision: Lauderdale Isles 2 35-33
Development Name: Lauderdale Isles
Model Name:
Lot Dimensions: 18105
List Price Sqft: 406.82
Waterfront: Yes
Waterfrontage: 245

Type: Single Family Detached
Lot Dimensions: 18105
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2
Middle School: New River

Legal Desc: LAUDERDALE ISLES NO 2 35-33 B LOT 44 BLK 5

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,200
BD: 3
Baths - Total: 2

SqFt - Total: 2,200
FB: 2
Year Built: 1962

Guest Hse:
Baths - Half:
Front Exp: E

Yr Blt: 1962
Yr Blt Des: Resale

Pool Size: 16x30
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Serial #:
Tax Year: 2014
Taxes: 9,978
Special Assmnt:

Design: < 4 Floors; Ranch
Construction: CBS
Unit Desc:
Flooring: Ceramic Tile
Furnished:
Dining Area: Breakfast Area; Eat-In Kitchen; Formal
Guest House:
Roof: Comp Rolled
Special Info:

Waterfront Details: No Fixed Bridges; Ocean Access; Point Lot; River
View: Pool; River
Private Pool: Auto Chlorinator; Autoclean; Equipment Included; Freeform; Inground;
Solar Heat: Pool Size (W x L): 16x30
Security:
Membership:
Cooling: Ceiling Fan; Central
Heating: Central
Utilities: Cable; Public Sewer; Public Water

Restrict:
HOPA: No Hopa
Boat Services: Private Dock; Hoist/Davit
Guest House:
Taxes:
Terms Considered: Conventional
Mobile Features:

Rooms: Family; Florida; Util-Garage; Workshop
Master Bedroom/Bath: Dual Sinks; Mstr Bdrn - Ground; Mstr Bdrn - Sitting
Dining Area: Breakfast Area; Eat-In Kitchen; Formal
Window Treatments: Blinds
Maintenance Fee Inc:
Equip/App/Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer
Private Pool: Auto Chlorinator; Autoclean; Equipment Included; Freeform; Inground; Solar Heat; Pool
Parking: Driveway; Garage - Attached; Guest; RV/Boat
Lot Description: < 1/4 Acre
Subdiv. Amenities: Boating; Clubhouse; Tennis
Exterior Features: Built-In Grill; Built-In Lighting; Deck; Fence; Screen Porch; Well Sprinkler
Interior Features: Closet Cabinets; Cldr/Vault Ceilings; Foyer; Split Bedroom

Public Remarks: Tropical "Pair-A Dice" (Paradise)! A Rare Find. Bring your Mega Yacht, Sailboat and Water Toys to this Ocean Access Super Sized Point Lot with 245 ft of Deep Water, Ocean Access, No Fixed Bridges, with your own Fully Equipped Dock.

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Residential Customer Report

Address: 2412 Nassau Lane, Fort Lauderdale, FL 33312

MLS#: FX-10058626

St: Active

List Price: \$675,000



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504219100010
Subdivision: Lauderdale Isles 2-Blk 8
Development Name: Lauderdale Isles
Model Name:
Lot Dimensions:
List Price Sqft: 300.4
Waterfront: Yes
Waterfrontage: 102
Legal Desc: LAUDERDALE ISLES NO 2-BLK 8 37-44 B LOT 1,2 N 30

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2.1
Garage Spaces: 3
Ele School: Foster; Stephen
Middle School: New River

SqFt - Living: 2,247 BD: 3 Baths - Total: 2.1	SqFt - Total: 3,555 FB: 2 Year Built: 1956	Guest Hse: Baths - Half: 1 Front Exp: W	Yr Blt: 1956 Yr Blt Des: Resale	Pool Size: Pets Allowed: Yes
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Bldg #: Total Floors/Stories: Total Units in Bldg: Ttl Units in Complex: Unit Floor #:	Governing Bodies: Land Lease: Recreation Lease: Min Days to Lease: Application Fee:	Membership Fee Amount: HOA/POA/COA (Monthly): Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2016 Taxes: 3,577 Special Assmnt:
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Design: Construction: Block; CBS; Concrete Unit Desc: Flooring: Carpet; Ceramic Tile; Wood Floor Furnished: Unfurnished Dining Area: Dining-Living; Eat-In Kitchen Guest House: Roof: Bahama Special Info: Sold As-Is Rooms: Family; Media; Recreation; Storage; Util-Garage; Workshop Master Bedroom/Bath: Dining Area: Dining-Living; Eat-In Kitchen Window Treatments: Blinds; Electric Shutters; Impact Glass Maintenance Fee Incl: Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Fire Alarm; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec Private Pool: Parking: Covered; Driveway; Garage - Attached Lot Description: West of US-1; 1/4 to 1/2 Acre; Interior Lot; Public Road Subdiv. Amenities: Boating Exterior Features: Auto Sprinkler; Fruit Tree(s); Open Balcony; Screen Porch; Shutters; Well Sprinkler Interior Features: Built-in Shelves; Fireplace(s); Split Bedroom; Volume Ceiling; Walk-in Closet	Waterfront Details: No Fixed Bridges; Ocean Access View: Canal; Garden Private Pool: Security: Membership: Cooling: Ceiling Fan; Central Heating: Central Utilities: Cable; Public Sewer; Public Water	Restrict: Lease OK; None HOPA: No Hopa Boat Services: Private Dock; Dock Available Guest House: Taxes: Homestead Terms Considered: Conventional Mobile Features:
Directions: 441 To Riverland Rd, head east to NASSAU LN, make Right and house is on the LEFT. Public Remarks: Tropical Paradise! Ocean access 82 ft of water, 2 50AMP electric on dock, no fixed bridges, over 785 feet-3 car garage, updated kitchen w wood cabinets and granite counters, built like a fortress. Huge master shower, walk in closets, balcony overlooks back yard and water, screened in patio, split floor plan, hardwood/tile floors, tongue/groove ceilings, high ceilings, energy efficient with double insulated roof, impact and accordion shutters, generator NO HOA, OK RV/Boat Close to 595, I-95, Airport		
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Residential Customer Report

Address: 2454 Sugarloaf Lane, Fort Lauderdale, FL 33312

MLS#: FX-10069620

St: Active

List Price: \$695,000



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504219130100
Subdivision: Lauderdale Isles 2-Blk 10
Development Name: Lauderdale Isles
Model Name: Stellar
Lot Dimensions:
List Price Sqft: 274.92
Waterfront: Yes
Waterfrontage: 65
Legal Desc: LAUDERDALE ISLES NO 2-BLK 10 37-46 B LOT 8

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 3
Garage Spaces: 2


SqFt - Living: 2,528		SqFt - Total: 3,008		Guest Hse:		Yr Blt: 2005		Pool Size:	
BD: 5		FB: 3		Baths - Half:		Yr Blt Des: Resale		Pets Allowed: Yes	
Baths - Total: 3		Year Built: 2005		Front Exp: W					

Bldg #:		Governing Bodies:		Membership Fee Amount:		Serial #:	
Total Floors/Stories:		Land Lease:		HOA/POA/COA (Monthly):		Tax Year: 2016	
Total Units in Bldg:		Recreation Lease:				Taxes: 5,119	
Trl Units in Complex:		Min Days to Lease:		Brand Name:		Special Assmnt:	
Unit Floor #:		Application Fee:		Mobile Home Size:			
				Decal #:			

Design: Ranch		Waterfront Details: No Fixed Bridges; Ocean Access; Seawall; Canal Width 1 - 80		Restrict: None	
Construction: Block; Concrete		View: Garden		HOPA: No Hopa	
Unit Desc:		Private Pool:		Boat Services:	
Flooring: Ceramic Tile		Security:		Guest House:	
Furnished:		Membership:		Taxes: Homestead	
Dining Area: Dining Family		Cooling: Ceiling Fan; Central; Paddle Fans		Terms Considered: Conventional	
Guest House:		Heating: Central		Mobile Features:	
Roof: Metal		Utilities: Cable; Public Sewer; Public Water			
Special Info:					
Rooms: Laundry-Util/Closet					
Master Bedroom/Bath: 2 Master Baths; Combo Tub/Shower; Mstr Bdrm - Ground					
Dining Area: Dining Family					
Window Treatments: Impact Glass; Plantation Shutters					
Maintenance Fee Incl:					
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec					
Private Pool:					
Parking: Drive - Circular; Driveway; Garage - Attached					
Lot Description: < 1/4 Acre					
Subdiv. Amenities: Boating; Clubhouse; Tennis					
Exterior Features: Fence; Room for Pool; Shed; Shutters					
Interior Features: Ctdrl/Vault Ceilings; Stack Bedrooms					

Directions: Riverland Road to Sugarloaf Lane.
Public Remarks: Fabulous Waterfront Home Featuring 5 Bedrooms (Two Masters), 3 New Bathrooms, New Granite Kitchen, Rare 2.5 Car Garage. Commercial Metal Roof with Lifetime Warranty. Soaring Ceilings with Pine Tongue in Groove. Separate Laundry Room, Oodles of Additional Storage. Your Own Private 65 ft Fully Equipped Vinyl Dock with Deep Water, Ocean Access & No Fixed Bridges situated in a Safe Harbor Locale. Beautiful Outside Entertainment Areas, the Gazebo Stays for the New Occupant's Enjoyment. Let's Get Boating Today!
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Residential Customer Report

Address: 2530 Andros Lane, Fort Lauderdale, FL 33312		MLS#: AX-10178735		St: Active	List Price: \$795,000
	Area: 3580		Type: Single Family Detached		
	Geo Area: FTSW		Lot Dimensions:		
	County: Broward		Type: Single Family Detached		
	Parcel ID: 504219020230		Dock:		
	Subdivision: Lauderdale Isles 2 33-20		Private Pool: Yes		
	Development Name: RIVERLAND		Baths - Total: 3		
	Model Name:		Garage Spaces: 3		
	Lot Dimensions:				
	List Price Sqft: 305.77				
	Waterfront: Yes				
Waterfrontage: 130					
Legal Desc: LAUDERDALE ISLES NO 2 33-20 B LOT 23 BLK 1					
Short Sale: No		Short Sale Add:		REO: No	
SqFt - Living: 2,600		SqFt - Total:		Pool Size: 10X15	
BD: 3		FB: 3		Pets Allowed: Yes	
Baths - Total: 3		Year Built: 1954			
		Guest Hse:		Yr Blt: 1954	
		Baths - Half:		Yr Blt Des: Resale	
		Front Exp: S			
Bldg #:		Governing Bodies:		Membership Fee Amount:	
Total Floors/Stories:		Land Lease:		HOA/POA/COA (Monthly):	
Total Units in Bldg:		Recreation Lease:		Serial #:	
Ttl Units in Complex:		Min Days to Lease:		Tax Year: 2015	
Unit Floor #:		Application Fee:		Taxes: 8,309	
				Special Assmnt:	
Design: < 4 Floors; Ranch		Waterfront Details: Canal Width 121+		Restrict: Lease OK; None	
Construction: CBS		View: Intracoastal		HOPA: Yes-Unverified	
Unit Desc:		Private Pool: Inground; Pool Size (W x L): 10X15		Boat Services:	
Flooring: Ceramic Tile; Wood Floor		Security:		Guest House:	
Furnished:		Membership:		Taxes: City/County	
Dining Area: Dining-Florida		Cooling: Central		Terms Considered: Cash; Conventional	
Guest House:		Heating: Central		Mobile Features:	
Roof: Flat Tile		Utilities: Cable; Public Sewer; Public Water			
Special Info:					
Rooms: Laundry-Util/Closet; Storage					
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground					
Dining Area: Dining-Florida					
Window Treatments:					
Maintenance Fee Incl:					
Equip/Appl Included: Range - Electric; Washer					
Private Pool: Inground; Pool Size (W x L): 10X15					
Parking: Driveway					
Lot Description: 1/4 to 1/2 Acre					
Subdiv. Amenities: Beach Club Available; Clubhouse					
Exterior Features: Deck; Fence					
Interior Features: Ctdrl/Vault Ceilings; Split Bedroom					
Directions: 95 -DAVIE ROAD WEST, FIRST LIGHT SOUTH ALOND RIVERLAND ROAD TO ANDROS LEFT TILL END OF CUL DE SAC.					
Public Remarks: WIDE DEEP WATER "POINT LOT" HOME -118 FT DEEDED DOCK, SMACK ON THE NEW RIVER! ON A CUL DE SAC - DIRECT OCEAN ACCESS WITH A WALLED IN VERY PRIVATE FRONT POOL AREA PERFECT FOR ENTERTAINING. HUGE OPEN KITCHEN, LARGE OPEN INTERIOR SPACE WITH A BLANK CANVAS AWAITING YOUR DESIGN TEAM TO MAKE THIS A TRULY SUPERB DREAM HOME! HIGH SCHOOL ADJACENT TO HOME IS GRADED AAA. PLEASE CALL NOW FOR EXCLUSIVE SHOWINGS PLUS BRING YOUR CAPTAIN AND CREW AS THIS LISTING WILL SURELY NOT LAST.					
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Residential Customer Report

Address: 3430 SW 27th Street, Fort Lauderdale, FL 33312

MLS#: FX-10073418

St: Active

List Price: \$849,900



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504219200090
Subdivision: New River Groves 2nd Add
Development Name:
Model Name:
Lot Dimensions: 12868
List Price Sqft: 295.1
Waterfront: Yes
Waterfrontage: 53
Legal Desc: NEW RIVER GROVES 2ND ADD 50-7 B LOT I LESS BEG 122.42 S OF NW COR LOT I,SELY 55.89,SLY 64 TO PT ON N BK S FORK NEW RIVER
Short Sale: No

Type: Single Family Detached
Lot Dimensions: 12868
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2

Short Sale Add:

REO: No

SqFt - Living: 2,880	SqFt - Total:	Guest Hse:	Yr Blt: 1967	Pool Size: 30x12
BD: 4	FB: 3	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1967	Front Exp: NE		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 9,397
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: No Fixed Bridges; Ocean Access; Canal Width 81 - 120	Restrict: None
Construction: CBS	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 30x12	Boat Services: Private Dock
Flooring: Marble	Security:	Guest House:
Furnished:	Membership:	Taxes: No Homestead
Dining Area:	Cooling: Ceiling Fan; Central	Terms Considered: Conventional; FHA
Guest House:	Heating: Central	Mobile Features:
Roof: Comp Shingle	Utilities: Public Sewer; Public Water	
Special Info:		
Rooms: Family; Laundry-Util/Closet		
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool: Inground; Pool Size (W x L): 30x12		
Parking: Drive - Circular; Garage - Attached		
Lot Description: 1/4 to 1/2 Acre		
Subdiv. Amenities: Boating		
Exterior Features: Deck; Fence; Open Porch		
Interior Features: Foyer; French Door		

Directions:
Public Remarks: Rare find! Completely remodeled home on almost 13,000 sq feet waterfront lot on New River! Located on cul-de-sac this beautiful property offers the best view of the natural preserve , ample dock space and enormous yard for kids and pets to play. Open and well appointed floor plan with 4 bedr and 3 baths , formal dining room , family room and customized 2 car garage. Bring your boat and enjoy the best waterfront living Fort Lauderdale has to offer .

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Residential Customer Report

Address: 2612 Key Largo Lane, Fort Lauderdale, FL 33312

MLS#: FX-10069100

St: Active

List Price: \$1,350,000



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504219070200
Subdivision: Lauderdale Isles 2-Blk 6
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 379.11
Waterfront: Yes
Waterfrontage: 20

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 5
Garage Spaces: 1

Legal Desc: LAUDERDALE ISLES NO 2-BLK 6 36-36 B LOT 19

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 3,561
BD: 6
Baths - Total: 5

SqFt - Total:
FB: 5
Year Built: 2014

Guest Hse:
Baths - Half:
Front Exp: W

Yr Blt: 2014
Yr Blt Des: New Construction

Pool Size: 26X14
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 10,864
Special Assmnt:

Design: < 4 Floors; Multi-Level
Construction: Block; CBS; Concrete

Unit Desc:
Flooring: Ceramic Tile; Slate
Furnished:
Dining Area: Breakfast Area; Snack Bar
Guest House:
Roof: Other
Special Info: Title Insurance

Rooms: Convertible Bedroom; Den/Office; Family; Media; Recreation; Sauna
Master Bedroom/Bath: Mstr Bdrm - Sitting; Mstr Bdrm - Upstairs; Separate Shower; Separate Tub
Dining Area: Breakfast Area; Snack Bar

Window Treatments:
Maintenance Fee Incl:
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Water Heater - Elec
Private Pool: Freeform; Gunite; Inground; Pool Size (W x L): 26X14
Parking: Carport - Attached; Covered; Garage - Attached; Guest; RV/Boat
Lot Description: < 1/4 Acre; Cul-De-Sac; Public Road
Subdiv. Amenities: Boating; Exercise Room; Street Lights

Exterior Features: Deck
Interior Features: Bar; Built-in Shelves; Closet Cabinets; Cook Island; Split Bedroom; Walk-in Closet

Directions: Just north of Interstate 595, go north on US 441/State Rd 7, turn roght on Riverland Road, then turn right om Key Largo Lane Fabulous home on Right..... "Go Ahead & Fall In Love"

Public Remarks: This high tech ultra modern home located in boaters paradise is just perfect for the ocean going buyer with discriminating taste, Opulence at its best! Just minutes from the ocean. DEEDED BOAT DOCK! NO FIXED BRIDGES! Movie Room, Gym, Hurricane impact windows & doors, Real huge wood deck located on the second floor, perfect for that cocktail before sundown, breakfast at sunrise, entertaining your friends in the evening or just relaxing with family .. Centrally controlled Music, Security cameras & lights

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Residential Customer Report

Address: 2684 SW 30th Ter, Fort Lauderdale, FL 33312

MLS#: FX-10091695

St: Active

List Price: \$1,199,000



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504220070460
Subdivision: Riverland Manors 27-49 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 309.74
Waterfront: Yes
Waterfrontage: 98
Legal Desc: RIVERLAND MANORS 27-49 B LOT 17 LESS W 10 BLK 3

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 3

Short Sale: No			Short Sale Add:		REO: No	
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SqFt - Living: 3,871	SqFt - Total: 4,433	Guest Hse:	Yr Blt: 1996	Pool Size: 15X32
BD: 4	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1996	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 13,655
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: No Fixed Bridges; Ocean Access; Canal Width 121+	Restrict: Lease OK; None
Construction: Block; Concrete	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Gunite; Heated; Inground; Pool Size (W x L): 15X32	Boat Services: Private Dock
Flooring: Ceramic Tile	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area: Dining-Living; Eat-In Kitchen; Snack Bar	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: S-Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info:		
Rooms: Family; Loft		
Master Bedroom/Bath: Mstr Bdrm - Upstairs		
Dining Area: Dining-Living; Eat-In Kitchen; Snack Bar		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Wall Oven; Washer		
Private Pool: Gunite; Heated; Inground; Pool Size (W x L): 15X32		
Parking: Driveway; Street		
Lot Description: 1/4 to 1/2 Acre; Paved Road		
Subdiv. Amenities: Street Lights		
Exterior Features: Built-in Grill; Custom Lighting; Deck; Fence; Open Balcony; Shed		
Interior Features: Built-in Shelves; Closet Cabinets; Fireplace(s); Foyer; Roman Tub; Walk-in Closet		

Directions: Davie Blvd east to SW 31 Avenue, south to Riverland Road east to Arbor Drive turn right , go to the end of road home is directly on river.
Public Remarks: Waterfront home with 90 foot of dock on the river. This house is on the end of a long street with a wide river view and Ocean access. Wine room, loft, 2nd floor master with terrace.

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Residential Customer Report

Address: 2519 SW 30th Avenue, Fort Lauderdale, FL 33312

MLS#: FX-10051386

St: Active

List Price: \$1,199,999



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504220070190
Subdivision: Riverland Manors 27-49 B
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 226.46
Waterfront: Yes
Waterfrontage: 80
Legal Desc: RIVERLAND MANORS 27-49 B LOT 18 & THAT PT OF GRAND CANAL AS DESC IN OR 379/78 BLK 1
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3.1
Garage Spaces: 2

Short Sale Add:

REO: No

SqFt - Living: 5,299	SqFt - Total: 5,299	Guest Hse:	Yr Blt: 1972	Pool Size: 30x15
BD: 4	FB: 3	Baths - Half: 1	Yr Blt Des: New Construction	Pets Allowed: Yes
Baths - Total: 3.1	Year Built: 1972	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 12,371
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors; Old Spanish Construction: CBS Unit Desc: Flooring: Marble; Wood Floor Furnished: Dining Area: Formal Guest House: Roof: S-Tile Special Info: Sold As-Is Rooms: Media Master Bedroom/Bath: 2 Master Baths; Dual Sinks Dining Area: Formal Window Treatments: Impact Glass Maintenance Fee Incl: Equip/Appl Included: Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Ice Maker; Range - Electric; Refrigerator; Washer; Water Heater - Elec Private Pool: Inground; Pool Size (W x L): 30x15 Parking: Drive - Circular; Garage - Attached Lot Description: 1/2 to < 1 Acre; Public Road Subdiv. Amenities: Exterior Features: Custom Lighting; Deck; Fence; Open Balcony Interior Features: Bar; Fireplace(s); Split Bedroom	Waterfront Details: No Fixed Bridges; Ocean Access; Canal Width 81 - 120 View: Canal Private Pool: Inground; Pool Size (W x L): 30x15 Security: Membership: Cooling: Central Heating: Central Utilities: Public Sewer; Public Water; Well Water	Restrict: None HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: Terms Considered: Conventional Mobile Features:
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Directions: Riverland Road to SW 30 Ave (Riverview Drive) , south to property on the right
Public Remarks: Welcome to the boaters Paradise! Magnificent estate on deep water canal, Ocean access, no fixed bridges. This property has been significantly remodeled with brand new impact windows, new flooring, cast iron railings and much more. Oversized 2 car garage with hi end custom cabinetry. Over 1000 sq feet screened patio with built in- bar perfect for family gatherings! Large media/pay room/gym . One of a kind property, just short distance to downtown, Las Olas and the beach!
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Residential Customer Report

Address: 1715 SE 14th Street, Fort Lauderdale, FL 33316 MLS#: FX-10094101 St: Active List Price: \$1,195,000



Area: 3600
Geo Area: FTSE
County: Broward
Parcel ID: 504214080210
Subdivision: Lauderdale Harbors Sec A
Development Name:
Model Name:
Lot Dimensions: 80x110
List Price Sqft: 789.3
Waterfront: Yes
Waterfrontage: 80
Legal Desc: LAUDERDALE HARBORS SECTION A RESUB BLKS 20 TO 25 30-15 B LOT 21 BLK 9

Type: Single Family Detached
Lot Dimensions: 80x110
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:
Ele School: Hallandale Elem

Short Sale: No Short Sale Add: REO: No

Living Room			0	X	0
SqFt - Living: 1,514	SqFt - Total: 2,462	Guest Hse:	Yr Blt: 1952	Pool Size:	
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No	
Baths - Total: 2	Year Built: 1952	Front Exp: S			

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 5,427
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width 121+	Restrict:
Construction: Block; CBS; Concrete	View: Canal; Garden	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services: Private Dock
Flooring: Carpet; Parquet Floor; Tile	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area:	Cooling: Ceiling Fan; Central	Terms Considered:
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Comp Rolled	Utilities: Public Sewer; Public Water	
Special Info:		

Rooms: Florida
Master Bedroom/Bath: Mstr Bdrm - Ground
Dining Area:
Window Treatments: Impact Glass
Maintenance Fee Incl:
Equip/Appl Included: Dishwasher; Dryer; Range - Electric; Washer
Private Pool:
Parking: Carport - Detached; Covered; Drive - Circular
Lot Description: < 1/4 Acre
Subdiv. Amenities:
Exterior Features: Deck; Manual Sprinkler
Interior Features: Ctdrl/Vault Ceilings; Fireplace(s)

Directions: SE 17th street causeway to Cordova road, north to SE 13th street, east to 15th ave than south to 14th street east to property
Public Remarks: ** WELCOME ABOARD ** Excellent location, literally minutes to Port Everglades, Bimini and beyond with 80' deep-water dockage and some views of the Intracoastal waterway. 150' wide canal. Nifty updated home remodeled with impact windows, granite kitchen and baths. Ready to move in to... light and bright, vaulted ceilings with a Key West feel. Professionally landscaped, Properly priced. Walk to 17th Street bistros and the beach. Please see slide show.
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Residential Customer Report

Address: 1111 Ponce De Leon Drive, Fort Lauderdale, FL 33316

MLS#: FX-10086162

St: Active

List Price: \$1,175,000



Area: 3600
Geo Area: FTSE
County: Broward
Parcel ID: 504211182010
Subdivision: Rio Vista Isles
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 767.97
Waterfront: Yes
Waterfrontage: 80

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1
Ele School: Harbordale

Legal Desc: RIO VISTA ISLES UNIT 3 7-47 B LOT 14 LESS W 20,15 BLK 23

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,530
BD: 3
Baths - Total: 2

SqFt - Total: 1,966
FB: 2
Year Built: 1953

Guest Hse:
Baths - Half:
Front Exp: S

Yr Blt: 1953
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 13,086
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Carpet; Tile
Furnished:
Dining Area: Dining-Living; Eat-In Kitchen
Guest House:
Roof: Flat Tile
Special Info:
Rooms: Family; Great; Util-Garage
Master Bedroom/Bath: Separate Shower; Separate Tub
Dining Area: Dining-Living; Eat-In Kitchen
Water Treatments:
Maintenance Fee Inc:
Equip/Apppl Included: Auto Garage Open; Dishwasher; I
Private Pool:
Parking: Driveway; Garage - Attached; Golf Cart; Guest
Lot Description: < 1/4 Acre; Public Road
Subdiv. Amenities: Boating; Sidewalks; Street Lights
Exterior Features: Auto Sprinkler; Fence
Interior Features: Built-In Shelves; Closet Cabinets; Cus

Waterfront Details: Ocean Access; One Bridge; River; Seawall
View: River
Private Pool:
Security:
Membership:
Cooling: Central; Electric
Heating: Central; Electric
Utilities: Cable; Public Sewer; Public Water

Restrict: None
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes: City/County
Terms Considered: Conventional
Mobile Features:

Directions: From US 1 (Federal Hwy.), south of tunnel take Ponce de Leon east to 1111 on the left.

Public Remarks: Charming bungalow on large river front lot in beautiful historic Rio Vista. Fort Lauderdale's best address! 80' on the Tarpon River with new full length dock! East and west water views. Tree lined street with open park just steps away. Travertine floors, bright updated kitchen, 2000SF Chicago Brick patio. Rio Vista is an in-town professional neighborhood close to the Lauderdale Yacht Club, famous Las Olas Boulevard, downtown, airport, seaport, beaches, shopping & dining. The perfect place to call home!

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Residential Customer Report

Address: 1024 S Rio Vista Boulevard, Fort Lauderdale, FL 33316

MLS#: FX-10081963

St: Active

List Price: \$1,490,000



Area: 3600
Geo Area: FTSE
County: Broward
Parcel ID: 504211183040
Subdivision: Rio Vista Isles
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 814.21
Waterfront: Yes
Waterfrontage: 72

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 2

Legal Desc: RIO VISTA ISLES UNIT 3 7-47 B LOT 14,15 W 14 BLK 28

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,830	SqFt - Total: 2,186	Guest Hse:	Yr Blt: 1948	Pool Size: 30x15
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1948	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 13,038
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; Ocean Access; One Bridge; Seawall	Restrict: Lease OK; None
Construction: Block; CBS; Concrete; Piling	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Concrete; Equipment Included; Pool Size (W x L): 30x15	Boat Services: Private Dock; Dock Available
Flooring: Wood Floor	Security:	Guest House:
Furnished:	Membership: Oth Membership Avlbl	Taxes: County Only
Dining Area: Dining-Living	Cooling: Attic Fan; Ceiling Fan; Central	Terms Considered: Conventional; Lease Option
Guest House:	Heating: Central	Mobile Features:
Roof: Comp Shingle	Utilities: Cable; Public Sewer; Public Water	
Special Info:		
Rooms: Family; Maid/In-Law		
Master Bedroom/Bath:		
Dining Area: Dining-Living		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Hookup; Microwave; Refrigerator; Water Heater - Elec		
Private Pool: Concrete; Equipment Included; Pool Size (W x L): 30x15		
Parking: Covered; Drive - Circular; Driveway; Garage - Attached		
Lot Description: < 1/4 Acre; Public Road		
Subdiv. Amenities: Sidewalks		
Exterior Features: Custom Lighting; Deck; Fence; Manual Sprinkler; Open Balcony		
Interior Features: Built-in Shelves; Closet Cabinets; Split Bedroom; Walk-in Closet		

Directions:
Public Remarks: Pool deck is imported Brazilian sandstone.

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Residential Customer Report

Address: 1549 SE 14th Street, Fort Lauderdale, FL 33316

MLS#: FX-10094366

St: Active

List Price: \$1,100,000



Area: 3600
Geo Area: FTSE
County: Broward
Parcel ID: 504214080090
Subdivision: Lauderdale Harbors Sec A
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 552.49
Waterfront: Yes
Waterfrontage: 70

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces: 1
Ele School: Harbordale
Middle School: Sunrise
High School: Fort Lauderdale

Legal Desc: LAUDERDALE HARBORS SECTION A RESUB BLKS 20 TO 25 30-15 B LOT 9 BLK 9

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,991	SqFt - Total: 2,375	Guest Hse:	Yr Blt: 1970	Pool Size: 10X10
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1970	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 8,194
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: No Fixed Bridges; Ocean Access; Seawall; Canal Width 81 - 120	Restrict: None
Construction: Block; Concrete; Frame/Stucco	View: Canal; Garden	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 10X10	Boat Services: Private Dock
Flooring: Terrazzo Floor; Wood Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Dining-Living	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: Comp Rolled	Utilities: Cable; Public Sewer; Public Water	
Special Info: Sold As-Is; Survey		

Rooms: Den/Office; Family; Great; Util-Garage
Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Upstairs
Dining Area: Dining-Living
Window Treatments:
Maintenance Fee Incl:
Equip/Appl Included: Dryer; Washer
Private Pool: Inground; Pool Size (W x L): 10X10
Parking: Driveway; Garage - Attached
Lot Description: < 1/4 Acre
Subdiv. Amenities: Boating
Exterior Features: Fruit Tree(s)
Interior Features:

Directions: From S. Federal Hwy go east into SE 17th St Causeway, then turn left at Cordova Rd and go to SE 13th St where you are going to turn right, at the bridge turn right and left at SE 14th St.. The house will be on your left side.
Public Remarks: The picture of a BOATER'S WATERFRONT LIVING! This nice property looks south on 70' deep-draft wide canal, no fixed bridges, minutes from ocean. There sits a 3/2 house with 2 stories with garage, ready for new plans surrounded by tropical plants and mature palm trees and fruit trees. The house is for SALE AS IS condition. It needs major renovations or to be tear down. A great investment in the in SE area of Fort Lauderdale, centrally located, close to shops, airport, beach and port. BE CLOSE TO THE OCEAN!

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Residential Customer Report

Address: 1618 SE 13th Street, Fort Lauderdale, FL 33316

MLS#: FX-10085240

St: Active

List Price: \$1,299,000



Area: 3600
Geo Area: FTSE
County: Broward
Parcel ID: 504214070450
Subdivision: Lauderdale Harbors Sec A
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 650.48
Waterfront: Yes
Waterfrontage: 70

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 1

Legal Desc: LAUDERDALE HARBORS SECTION A RESUB OF BLKS 15 TO 19 28-28 B LOT 46 BLK 8

Short Sale: No

Short Sale Add:

REO: Yes

SqFt - Living: 1,997
BD: 3
Baths - Total: 3

SqFt - Total: 2,228
FB: 3
Year Built: 1952

Guest Hse:
Baths - Half:
Front Exp: N

Yr Blt: 1952
Yr Blt Des: Resale

Pool Size: 30x15
Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 22,302
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Carpet; Tile
Furnished:
Dining Area:
Guest House:
Roof: Barrel
Special Info:
Rooms: Florida
Master Bedroom/Bath:
Dining Area:
Window Treatments:
Maintenance Fee Incl:
Equip/App'l Included: Dishwasher; Range - Electric; Refrigerator; Water Heater - Electric
Private Pool: Inground; Pool Size (W x L): 30x15
Parking: Driveway; Garage - Attached
Lot Description: 1/4 to 1/2 Acre
Subdiv. Amenities:
Exterior Features: Deck; Fence
Interior Features:

Waterfront Details: Interior Canal
View: Canal
Private Pool: Inground; Pool Size (W x L): 30x15
Security:
Membership:
Cooling: Central
Heating: Central
Utilities: Public Sewer; Public Water

Restrict:
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes:
Terms Considered: Cash
Mobile Features:

Directions: Cordova RD to Se 13 St head east home on right
Public Remarks: New To the market 3/3 with a one car garage and a Pool. Deep water Ocean access home with 70 feet of water . Home has tile floors carpet in the bedrooms and updated Kitchen. Perfect for a family that wants to live in this water front community or a nice spot to Dock your Yacht!

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Residential Customer Report

Address: 1539 SE 12th Street, Fort Lauderdale, FL 33316

MLS#: AX-10323905

St: Active

List Price: \$1,495,000



Area: 3600
Geo Area: FTSE
County: Broward
Parcel ID: 504211220060
Subdivision: RIO VISTA ISLES
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 661.8
Waterfront: Yes
Waterfrontage: 75
Legal Desc: RIO VISTA ISLES

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces:
Ele School: Harbordale

Legal Desc: RIO VISTA ISLES UNIT 5 8-7 B LOT 10,11 W 1/2 BLK 3
Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,259
BD: 3
Baths - Total: 2

SqFt - Total: 2,355
FB: 2
Year Built: 1956

Guest Hse:
Baths - Half:
Front Exp: S

Yr Blt: 1956
Yr Blt Des: Resale

Pool Size: 15x40
Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 13,433
Special Assmnt:

Design: < 4 Floors
Construction: Block; Concrete
Unit Desc:
Flooring: Tile
Furnished:
Dining Area: Breakfast Area
Guest House:
Roof:
Special Info:
Rooms: Den/Office
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground
Dining Area: Breakfast Area
Window Treatments: Plantation Shutters
Maintenance Fee Inc:
Equip/App'l Included: Dishwasher; Dryer; Range - Electric
Private Pool: Inground; Pool Size (W x L): 15x40
Parking: Driveway; Street
Lot Description: < 1/4 Acre
Subdiv. Amenities:
Exterior Features: Deck; Fence
Interior Features: Fireplace(s)

Waterfront Details: No Fixed Bridges; Ocean Access
View:
Private Pool: Inground; Pool Size (W x L): 15x40
Security:
Membership:
Cooling: Central; Thermal Fan
Heating: Central
Utilities: Public Sewer; Public Water; Underground

Restrict: Lease OK
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes: Homestead
Terms Considered: Cash; Conventional
Mobile Features:

Directions:
Public Remarks: Welcome home to Rio Vista Isles where waterfront lifestyle & sense of community live in perfect harmony. Enjoy entertaining in this beautiful pool home with 75' on a wide canal. No fixed bridges, ocean access, minutes to the inlet. This split bedroom floor plan offers 3BR/2BA + large den. Natural light abounds, beautiful views from every room, oversized driveway, dock w/power. Room for garage. Meet up with friends & neighbors at LYC. Hop on your boat for a day of sun & fun or take your golf cart to the beach!

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Residential Customer Report

Address: 1601 SE 11 Street, Fort Lauderdale, FL 33316

MLS#: RX-10364080

St: Active

List Price: \$1,690,000



Area: 3600
Geo Area: FTSE
County: Broward
Parcel ID: 504211220380
Subdivision: RIO VISTA ISLES
Development Name: Rio Vista
Model Name:
Lot Dimensions: 125 x 75
List Price Sqft: 685.32
Waterfront: Yes
Waterfrontage: 75'

Type: Single Family Detached
Lot Dimensions: 125 x 75
Type: Single Family Detached
Dock: 75'
Private Pool: Yes
Baths - Total: 3.1
Garage Spaces: 0

Legal Desc: RIO VISTA ISLES UNIT 5 8-7 B LOT 10,11 W1/2 BLK 13

Short Sale: No

Short Sale Add: No

REO: No

Master Bedroom	29.6	X	13.6	Living Room	26.6	X	25.0	Kitchen	19.6	X	12.0	Utility Room		X
Bedroom 2	15.0	X	11.6					Dining Area	18.0	X	14.0	Florida Room	26.0	X 13.0
Bedroom 3	13.6	X	11.0											

SqFt - Living: 2,466	SqFt - Total: 2,882	Guest Hse:	Yr Blt: 1966	Pool Size: 15 x 30
BD: 3	FB: 3	Baths - Half: 1	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3.1	Year Built: 1966	Front Exp: S		

Bldg #:	Governing Bodies: None	Membership Fee Amount:	Serial #:
Total Floors/Stories: 1	Land Lease:	HOA/POA/COA (Monthly): 0	Tax Year: 2017
Total Units in Bldg: 1	Recreation Lease:		Taxes: 17,937.01
Tri Units in Complex: 1	Min Days to Lease:	Brand Name:	Special Assmnt: No
Unit Floor #: 1	Application Fee:	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: No Fixed Bridges; Ocean Access; Canal Width 81 - 120	Restrict: None
Construction: CBS; Piling	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Pool Size (W x L): 15 x 30	Boat Services: Private Dock; Up to 70 Ft Boat; Electric Available
Flooring: Carpet; Marble	Security: Burglar Alarm; Motion Detector; Security Sys-Owned	Guest House:
Furnished: Furnished; Turnkey	Membership:	Taxes: Other Exemption
Dining Area: Breakfast Area; Dining-Living; Dining/Kitchen; Formal	Cooling: Ceiling Fan; Electric	Terms Considered: Cash; Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof: Barrel	Utilities: Cable; Gas Natural; Public Sewer; Public Water	
Special Info:		
Rooms: Cabana Bath; Florida; Maid/In-Law		
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground; Mstr Bdrm - Sitting; Separate Shower; Separate Tub; Spa Tub & Shower; Whirlpool Spa		
Dining Area: Breakfast Area; Dining-Living; Dining/Kitchen; Formal		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Fire Alarm; Ice Maker; Microwave; Refrigerator; Smoke Detector; Wall Oven; Washer; Water Heater - Elec		
Private Pool: Pool Size (W x L): 15 x 30		
Parking: 2+ Spaces; Covered; Driveway		
Lot Description: East of US-1; < 1/4 Acre		
Subdiv. Amenities: None		
Exterior Features: Auto Sprinkler; Awnings; Built-in Grill; Fence; Screen Porch; Screened Patio		
Interior Features: Bar; Cook Island; Roman Tub; Split Bedroom; W/D Hookup; Walk-in Closet; Wet Bar		

Directions: I-95 TO DAVIE BLVD GO EAST TO US 1. TURN NORTH ONE BLOCK TO SE 11TH COURT. TURN EAST TO CORDOVA ROAD. TURN NORTH 1 BLOCK TO SE 11 STREET. TURN RIGHT OVER BRIDGE. HOUSE IS 8TH HOUSE ON LEFT

Public Remarks: Luxurious Yachtsman's "Dream Home" With 75' Deep Water Dock For Large Yacht! Gorgeous Views! This Beautiful Rio Vista Home Features 3 Bedrooms, 3 1/2 Baths, Gourmet Kitchen, Viking & Subzero Appliances, Marble Floors, Custom Pool & Heated Spa. Featuring A Smart Home Electronic Security System. Location, Location, Location!!!

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Residential Customer Report

Address: 1505 SE 11th Street, Fort Lauderdale, FL 33316

MLS#: FX-10091297

St: Active

List Price: \$1,795,000



Area: 3600
Geo Area: FTSE
County: Broward
Parcel ID: 504211220311
Subdivision: Rio Vista Isles
Development Name:
Model Name:
Lot Dimensions: 125x50
List Price Sqft: 657.51
Waterfront: Yes
Waterfrontage: 50

Type: Single Family Detached
Lot Dimensions: 125x50
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces: 2

Legal Desc: RIO VISTA ISLES UNIT 5 8-7 B LOT 2 BLK 13

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 2,730
BD: 4
Baths - Total: 3

SqFt - Total: 3,074
FB: 3
Year Built: 1987

Guest Hse:
Baths - Half:
Front Exp: SE

Yr Blt: 1987
Yr Blt Des: Resale

Pool Size: 15x30
Pets Allowed: No

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 10,186
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Carpet; Clay Tile
Furnished:
Dining Area:
Guest House:
Roof: Barrel
Special Info:
Rooms: Great
Master Bedroom/Bath: Mstr Bdrmm - Sitting; Mstr Bdrmm - Upstairs
Dining Area:
Window Treatments:
Maintenance Fee Incl:
Equip/App'l Included: Dishwasher; Disposal; Dryer; Ice Maker; M
Private Pool: Inground; Pool Size (W x L): 15x30
Parking: Driveway; Garage - Attached
Lot Description: < 1/4 Acre; Paved Road; Public Road
Subdiv. Amenties:

Waterfront Details: No Fixed Bridges; Canal Width 121+
View:
Private Pool: Inground; Pool Size (W x L): 15x30
Security:
Membership:
Cooling: Central; Electric
Heating: Central; Electric
Utilities: Public Sewer; Public Water

Restrict:
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:


Exterior Features: Deck; Open Balcony
Interior Features: Closet Cabinets; Fireplace(s); Volume Ceiling; Walk-in Closet

Directions: From Federal Hwy, go east on SE 9 St to Cordova Rd, turn right (south) on Cordova Rd, turn left (east) on SE 11 St to 2nd home on the left (north) side.

Public Remarks: Lovely home in Rio Vista w/50' of deep water frontage on a wide canal w/turning basin and no fixed bridges providing quick & easy ocean access. Bright and open floor plan, newer kitchen w/stainless steel appliances and granite countertops. Expansive great room with water views, volume ceilings, sliding doors which lead to the pool area, perfect for entertaining. Master suite features a sitting room and water front balcony w/beautiful water views. High elevation. Perfect location!
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Residential Customer Report

Address: 1701 SE 11th Street, Fort Lauderdale, FL 33316		MLS#: AX-10318858		St: Active		List Price: \$1,795,000				
	Area: 3600 Geo Area: FTSE County: Broward Parcel ID: 504211220420 Subdivision: RIO VISTA ISLES Development Name: Model Name: Lot Dimensions: List Price Sqft: 653.92 Waterfront: Yes Waterfrontage: 75 Legal Desc: RIO VISTA ISLES UNIT 5 8-7 B LOT 16 E 1/2,17 BLK 13			Type: Single Family Detached Lot Dimensions: Type: Single Family Detached Dock: Private Pool: Yes Baths - Total: 2 Garage Spaces: 2 Ele School: Harbordale Middle School: Sunrise High School: Fort Lauderdale						
	Short Sale: No			Short Sale Add:		REO: No				
	SqFt - Living: 2,745 BD: 3 Baths - Total: 2		SqFt - Total: 3,169 FB: 2 Year Built: 1969		Guest Hse: Baths - Half: Front Exp: S		Yr Blt: 1969 Yr Blt Des: Resale		Pool Size: 15X40 Pets Allowed: Yes	
	Bldg #: Total Floors/Stories: Total Units in Bldg: Ttl Units in Complex: Unit Floor #:		Governing Bodies: Land Lease: Recreation Lease: Min Days to Lease: Application Fee:		Membership Fee Amount: HOA/POA/COA (Monthly): Brand Name: Mobile Home Size: Decal #:		Serial #: Tax Year: 2016 Taxes: 24,039 Special Assmnt:			
	Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Tile Furnished: Furniture Negotiable Dining Area: Breakfast Area; Eat-In Kitchen; Formal Guest House: Roof: Other Special Info: Sold As-Is Rooms: Atrium; Den/Office; Family; Great; Media; Storage Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground Dining Area: Breakfast Area; Eat-In Kitchen; Formal Window Treatments: Blinds; Impact Glass Maintenance Fee Incl: Equipment/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec Private Pool: Inground; Pool Size (W x L): 15X40 Parking: Driveway; Garage - Attached Lot Description: < 1/4 Acre; Public Road Subdiv. Amenities: Street Lights Exterior Features: Auto Sprinkler; Custom Lighting; Deck; Fence Interior Features: Built-in Shelves; Fireplace(s); Foyer; Sky Light(s); Volume Ceiling		Waterfront Details: Navigable; No Fixed Bridges; Ocean Access View: Canal Private Pool: Inground; Pool Size (W x L): 15X40 Security: Security Patrol Membership: Cooling: Central; Electric Heating: Central; Electric Utilities: Public Sewer; Public Water				Restrict: Lease OK HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: Homestead Terms Considered: Cash; Conventional Mobile Features:			
Directions: Rio Vista Isles, Turn East onto SE 11th Street, property is on the North. Public Remarks: Your Waterfront Oasis just became available in this Frank Lloyd Wright inspired home, with skylights, elevated windows and all corners playing with the sun and your tropical surroundings. Located in desirable Rio Vista Isles, within minutes of Las Olas, the Ocean and the best Fort Lauderdale offers by car or boat. Recent renovations enhance the timeless, unique design and include New Roof, Dock with all Hook-Ups, Impact Windows & Doors, Driveway, Floors, Recessed Lights, Sonos System, Cat 5 Cables, and more. Reach out now for a private showing of this Spectacular Waterfront Property.										
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Residential Customer Report

Address: 1631 SE 14th Street, Fort Lauderdale, FL 33316

MLS#: FX-10080734

St: Active

List Price: \$1,550,000



Area: 3600
Geo Area: FTSE
County: Broward
Parcel ID: 504214080150
Subdivision: Lauderdale Harbors Sec A
Development Name: Lauderdale Harbors
Model Name:
Lot Dimensions: 80x110
List Price Sqft: 504.72
Waterfront: Yes
Waterfrontage: 70
Legal Desc: LAUDERDALE HARBORS SECTION A RESUB BLKS 20 TO 25 30-15 B LOT 15 BLK 9

Type: Single Family Detached
Lot Dimensions: 80x110
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 3
Garage Spaces:
Ele School: Harbordale

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 3,071	SqFt - Total: 3,071	Guest Hse:	Yr Blt: 1953	Pool Size: 0x0
BD: 3	FB: 3	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 3	Year Built: 1953	Front Exp: S		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 19,097
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access	Restrict: None
Construction: CBS	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 0x0	Boat Services: Private Dock
Flooring: Marble; Wood Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Dining Family; Snack Bar	Cooling: Ceiling Fan; Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof: S-Tile	Utilities: Cable; Public Sewer; Public Water	
Special Info:		
Rooms: Attic; Den/Office; Family; Laundry-Util/Closet		
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub		
Dining Area: Dining Family; Snack Bar		
Window Treatments: Impact Glass; Single Hung Metal		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Range - Gas; Refrigerator; Wall Oven; Washer		
Private Pool: Inground; Pool Size (W x L): 0x0		
Parking: Driveway		
Lot Description: < 1/4 Acre		
Subdiv. Amenities: Picnic Area; Sidewalks; Street Lights		
Exterior Features: Auto Sprinkler; Custom Lighting; Fence; Open Porch		
Interior Features: Bar; Closet Cabinets; Cook Island; Cldrl/Vault Ceilings; Foyer; Split Bedroom; Walk-in Closet		

Directions: US1. East on SE 9th Street, South on Cordova Road, East on SE 13th, first right, East on SE 14th Street to property on the left.
Public Remarks: **Perfect for Entertaining** Light & bright with an open floor plan this property has impact windows, 1 year old ac & water heater, Saturnia & bamboo flooring, vaulted ceilings, wine fridge, loft/den and a massive attic. Large master bedroom has his & her walk-in closets, dual sinks & separate tub and shower. Large yard with pool, barbeque, fire pit and wide water views... Centrally located to Las Olas, downtown, the beaches & Port Everglades. Please see slide show.

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Residential Customer Report

Address: 1542 SE 12th Court, Fort Lauderdale, FL 33316

MLS#: FX-10089264

St: Active

List Price: \$1,550,000



Area: 3600
Geo Area: FTSE
County: Broward
Parcel ID: 504214060400
Subdivision: Lauderdale Harbors Sec A
Development Name: Lauderdale Harbors
Model Name:
Lot Dimensions: 70x110
List Price Sqft: 503.25
Waterfront: Yes
Waterfrontage: 70
Legal Desc: LAUDERDALE HARBORS SEC A RESUB OF BLK 11 TO 14 32-37 B LOT 40 BLK 7

Type: Single Family Detached
Lot Dimensions: 70x110
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 3
Garage Spaces: 2

Short Sale: No

Short Sale Add:

REO: No

Bedroom 2	13	X	10	Living Room	19	X	23	Dining Room	12	X	10	Kitchen	11	X	11	Florida Room	22	X	12
Bedroom 3	13	X	12									Family Room	23	X	19				
SqFt - Living: 3,080				SqFt - Total: 3,603				Guest Hse:				Yr Blt: 1953				Pool Size:			
BD: 3				FB: 3				Baths - Half:				Yr Blt Des: Resale				Pets Allowed: Yes			
Baths - Total: 3				Year Built: 1953				Front Exp: N											

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 12,922
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Terrazzo Floor; Tile Furnished: Dining Area: Formal Guest House: Roof: Barrel Special Info: Sold As-Is Rooms: Family; Florida; Laundry-Util/Closet Master Bedroom/Bath: Dual Sinks; Separate Shower; Separate Tub Dining Area: Formal Window Treatments: Single Hung Wood Maintenance Fee Incl: Equip/Apppl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Range - Electric; Refrigerator; Washer; Water Heater - Elec Private Pool: Parking: Carport - Attached; Drive - Circular; Garage - Attached Lot Description: < 1/4 Acre; Paved Road Subdiv. Amenities: Exterior Features: Deck Interior Features: French Door; Laundry Tub; Pantry; Walk-in Closet	Waterfront Details: Interior Canal View: Canal Private Pool: Security: Membership: Cooling: Ceiling Fan; Central Heating: Central Utilities: Cable; Public Sewer; Public Water	Restrict: None HOPA: No Hopa Boat Services: Guest House: Taxes: Homestead Terms Considered: Mobile Features:
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Directions: I-95 to Broward Exit, East bound- to Federal Highway South bound-to 17th Street East bound-to Cordova North bound-to S.E. 13th Street East bound-to S.E.15th Ave-North bound-to S.E. 12 Ct east bound, house on S.E. 12th Court, On Right.
Public Remarks: Welcome to your new home! This house is located on deep water, just north of Port Everglades and only minutes from downtown and world famous Los Olas Blvd. Only one street away from The Lauderdale Yacht Club. Fort Lauderdale Beach is a short ride over 17th Street Causway. Broward General Hospital is a short drive to the west. This is about the best location in Broward County you can get! Restaurants are in walking distance. The streets are quiet with little traffic, as they are dead ends.

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Residential Customer Report

Address: 500 SE 9th Court, Fort Lauderdale, FL 33316

MLS#: FX-10028568

St: Active

List Price: \$648,600



Area: 3800
Geo Area: FTSE
County: Broward
Parcel ID: 504215010120
Subdivision: Lauderdale 2-9 D
Development Name:
Model Name:
Lot Dimensions: 5975 sq ft
List Price Sqft: 307.69
Waterfront: Yes
Waterfrontage: 50
Legal Desc: LAUDERDALE 2-9 D LOT 19 BLK 1

Type: Single Family Detached
Lot Dimensions: 5975 sq ft
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces:
Ele School: Harbordale

Short Sale: No	Short Sale Add:	REO: No
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SqFt - Living: 2,108 BD: 4 Baths - Total: 2	SqFt - Total: 2,108 FB: 2 Year Built: 1964	Guest Hse: Baths - Half: Front Exp: E	Yr Blt: 1964 Yr Blt Des: Resale	Pool Size: 12X27 Pets Allowed: No
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Bldg #: Total Floors/Stories: Total Units in Bldg: Ttl Units in Complex: Unit Floor #:	Governing Bodies: Land Lease: Recreation Lease: Min Days to Lease: Application Fee:	Membership Fee Amount: HOA/POA/COA (Monthly): Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2015 Taxes: 4,930 Special Assmnt:
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Design: < 4 Floors Construction: CBS Unit Desc: Flooring: Carpet; Tile; Wood Floor Furnished: Furnished Dining Area: Dining/Kitchen Guest House: Roof: Comp Shingle Special Info: Rooms: Family; Laundry-Util/Closet; Storage Master Bedroom/Bath: Dining Area: Dining/Kitchen Window Treatments: Maintenance Fee Incl: Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Wall Oven; Washer; Water Heater - Elec Private Pool: Auto Chlorinator; Inground; Pool Size (W x L): 12X27 Parking: Driveway Lot Description: < 1/4 Acre Subdiv. Amenities: Exterior Features: Auto Sprinkler; Awnings; Extra Building; Fence; Shed Interior Features: Pantry; Walk-in Closet	Waterfront Details: Fixed Bridges; Ocean Access View: Private Pool: Auto Chlorinator; Inground; Pool Size (W x L): 12X27 Security: Membership: Cooling: Ceiling Fan; Central Heating: Central Utilities: Cable; Public Sewer; Public Water	Restrict: HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: City/County Terms Considered: Conventional Mobile Features:
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Directions: From I95, exit Davie Blvd east. Go east to SE 3rd Ave and turn left. Then take the third right onto SE 9th Street. Take the first right onto SE 4th Ave. Take the first left onto SE 9th Court. Property is located on the right.
Public Remarks: Beautiful property and great investment opportunity! Located on the Tarpon River in downtown Fort Lauderdale within walking distance of Las Olas. This hidden gem near the heart of Rio Vista sits on the Tarpon River with a pool and cabana area in the back. The kitchen has updated cabinetry as well as granite counter tops. Appliances include cook top, convection oven, and warming drawer. Additional features include Tiki bar and pergola and 2 storage structures. Income potential \$5,500 - \$6,000/month.

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