



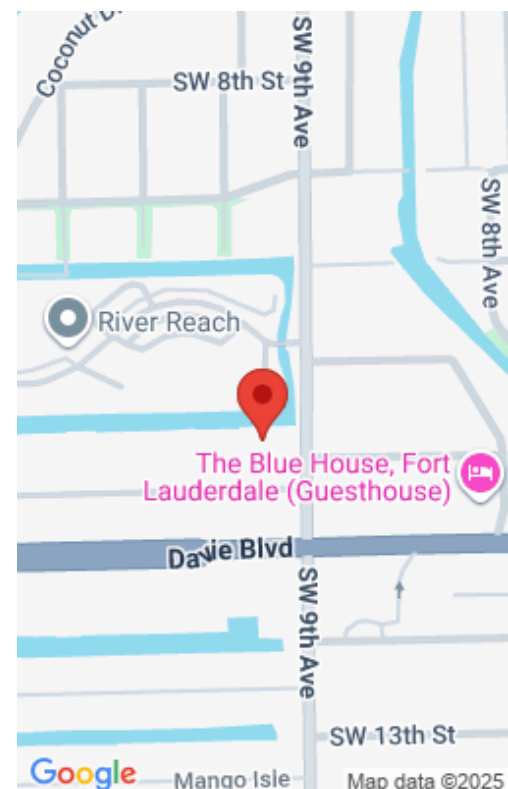
**\$2,695,000**

## **1127 SW 9TH AVE, FORT LAUDERDALE FL 33315**

<https://staging1.bravoregroup.com>

Magnificent pre-construction home to be built by seller on a waterfront vacant lot (8,750 sqft) with 63 ft of waterfront on an ocean-access, deep-water canal with no fixed bridges. Listing price is for the finished 2-story single-family home with 3,513 sqft under A/C (3,989 sqft total). The pool/spa and pool deck are not included in [...]

- 4 beds
- 4 baths
- House
- For Sale
- Active
- 3513 sq ft



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Phone: (305) 713-8000

Email: [Bravo@RealtyAgent.com](mailto:Bravo@RealtyAgent.com)

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## Property Features

**Date added:** Added 2 years ago

**Pool Y/N:** Yes

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 2024

**Original List Price:** 4200000

**County:** Broward County

**Bathrooms Full:** 4

**MLS ID:** A11440705

**Category:** For Sale

**Type:** House

**Bedrooms:** 4 beds

**Area:** 3513 sq ft

**Subdivision Name:** JOLLY FIELDS

**Previous List Price:** 2985000

**DOM:** 729

**Lot Size:** 8750 sq ft

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## Building Details

**Building Area Total:** 0 sq ft

**Year Built Details:** New Construction

**View:** Canal, Water

**Building Name:** \$0

**Construction Materials:** CBS Construction

**Roof:** Concrete

**New Construction Y/N:** Yes

**Parking Features:** Driveway, Paver Block

**Entry Location:** Foyer

**Covered Spaces:** 2

**Garage Spaces:** 2

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## Amenities & Features



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**Appliances:** Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Wall Oven, Washer

**Cooling Yes/ No:** Yes

**Exterior Features:** Built-In Grill, Open Balcony

**View Yes / No:** Yes

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

**Spa Yes/ No:** Yes

**Waterfront Features:** Ocean Access, Canal Front, Canal Width 1-80 Feet, No Fixed Bridges

**Heating:** Central

**Fencing:** Fenced

**Pool Features:** In Ground, Heated

**Cooling:** Central Air

**Attached Garage Yes/ No:** Yes

**Water Source:** Municipal Water

**Architectural Style:** Detached, Three Or More Stories, Modern/Contemporary

**Sewer:** Public Sewer

**Interior Features:** First Floor Entry, Entrance Foyer, Volume Ceilings, Wet Bar, Den/Library/Office, Family Room, Loft, Storage, Utility Room/Laundry

**Flooring:** Ceramic Floor

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## Miscellaneous

**Structure Type:** House

**Other Equipment:** Automatic Garage Door Opener

**Community Features:** None

**Listing Courtesy of:** One Sotheby's Int'l Realty

**Inclusions:** Private Dock, Unrestricted Salt Water Access

**Zoning:** RS-8

**Property Condition:** New Construction

**Lot Features:** Less Than 1/4 Acre Lot

**Laundry Features:** Utility Room/Laundry

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## Rooms

**Room Master Bathroom Features:** Separate Tub & Shower

**Room Living Room Features:** Den/Library/Office, Family Room, Loft, Storage Room, Utility Room/Laundry

**Room Bedroom Features:** At Least 1 Bedroom Ground Level, Primary Bath Shower, Primary Bedroom Upstairs



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