



A11811996 SEFMLS© 2025

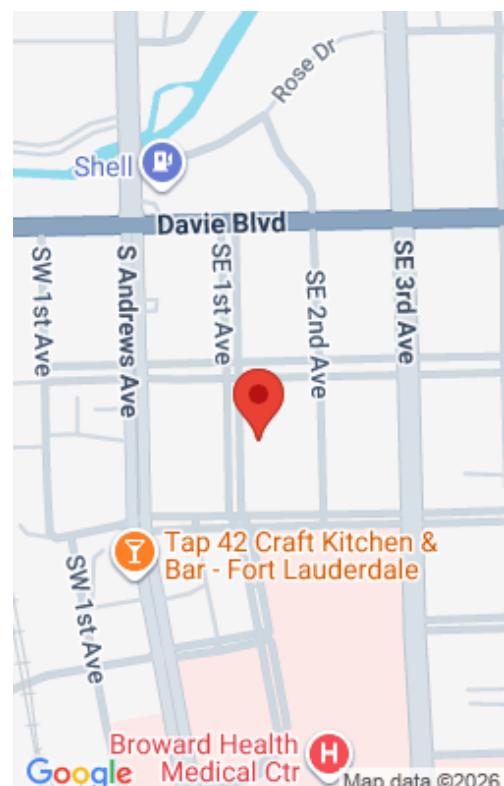
**\$950,000**

## **1314 SE 1ST AVE, FORT LAUDERDALE FL 33316**

<https://staging1.bravoregroup.com>

Your private Mediterranean Revival oasis in downtown Fort Lauderdale! Updated 2BD/1BA pool home sits on a 6,250 sq ft lot, featuring updated engineered wood floors & gas generator. Detached 1BD/1BA updated studio/guest house/in-laws quarters w/ 2nd W/D, perfect for home office, gym, next gen guest house. Originally built in 1925, the property blends vintage charm [...]

- 3 beds
- 2 baths
- House
- For Sale
- Active
- 1334 sq ft



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Phone: (305) 713-8000

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



## Property Features

<b>Date added:</b>	Added 6 months ago	<b>Category:</b>	For Sale
<b>Pool Y/N:</b>	Yes	<b>Type:</b>	House
<b>Status:</b>	Active	<b>Bedrooms:</b>	3 beds
<b>Bathrooms:</b>	2 baths	<b>Area:</b>	1334 sq ft
<b>Year built:</b>	1925	<b>Subdivision Name:</b>	CROISSANT PARK, Croissant, Poinciana
<b>Original List Price:</b>	995000	<b>Previous List Price:</b>	995000
<b>County:</b>	Broward County	<b>DOM:</b>	45
<b>Bathrooms Full:</b>	2	<b>Lot Size:</b>	6250 sq ft
<b>Pets Allowed:</b>	Yes	<b>MLS ID:</b>	A11811996

## Building Details

<b>Building Area Total:</b>	1718 sq ft	<b>Year Built Details:</b>	Resale
<b>Parking Features:</b>	Attached Carport, Covered, Driveway	<b>View:</b>	Garden, None, Pool
<b>Entry Location:</b>	Foyer	<b>Carport Spaces:</b>	1
<b>Building Name:</b>	\$0	<b>Covered Spaces:</b>	1
<b>Construction Materials:</b>	Concrete Block Construction, Frame, Frame With Stucco, Wood Siding	<b>Builder Model:</b>	Pool House+ Guest Hm
<b>Roof:</b>	Composition Roll, Flat Roof With Facade Front, Other		

## Amenities & Features



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**Appliances:** Dishwasher, Disposal, Dryer, Electric Range, Refrigerator, Washer

**Cooling Yes/ No:** Yes

**Exterior Features:** Lighting, Outdoor Shower

**Patio & Porch Features:** Awning(s), Open Porch, Patio

**Sewer:** Public Sewer

**Electric:** Circuit Breakers

**Interior Features:** First Floor Entry, Entrance Foyer, French Doors, 3 Bedroom Split, Cottage, Florida Room, Garage Converted, Separate Guest/In-Law Quarters, Studio Apartment

**Furnished:** Furniture For Sale, Furniture Negotiable

**Fireplace Features:** Fireplace, Decorative

**Pool Features:** In Ground, Concrete, Equipment Stays, Heated

**Cooling:** Ceiling Fan(s), Central Air, Electric, Wall/Window Unit(s)

**Water Source:** Municipal Water

**Architectural Style:** Detached, One Story

**Door Features:** French Doors

**Window Features:** Clear Impact Glass, Partial Impact Glass, Awning, Blinds, High Impact Windows, Impact Glass, Other Windows

**Heating:** Central, Electric

**Flooring:** Marble, Tile, Wood

**Fencing:** Fenced

## Nearby Schools

**High School:** Stranahan

**Middle Or Junior School:** New River

**Elementary School:** Croissant Park

## Miscellaneous

**Structure Type:** Pool Only, House

**Zoning:** ROA

**Other Structures:** Extra Building/Shed, Guest House

**Other Equipment:** Whole House Permanent Generator

**Model:** Pool House+ Guest Hm

**Community Features:** None, Public Road, Sidewalks

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

**Listing Courtesy of:** Compass Florida, LLC

**Inclusions:** None



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## Rooms

**Room Master Bathroom Features:** Shower Only

**Room Bedroom Features:** Entry Level, Primary Bath Shower, Primary Bedroom Ground Level, Sitting Area - Primary Bedroom

**Room Living Room Features:** Cottage, Florida Room, Garage Converted, Separate Guest/In-Law Quarters, Guest House, Studio Apartment



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