

A11811996 SEFMLS© 2025



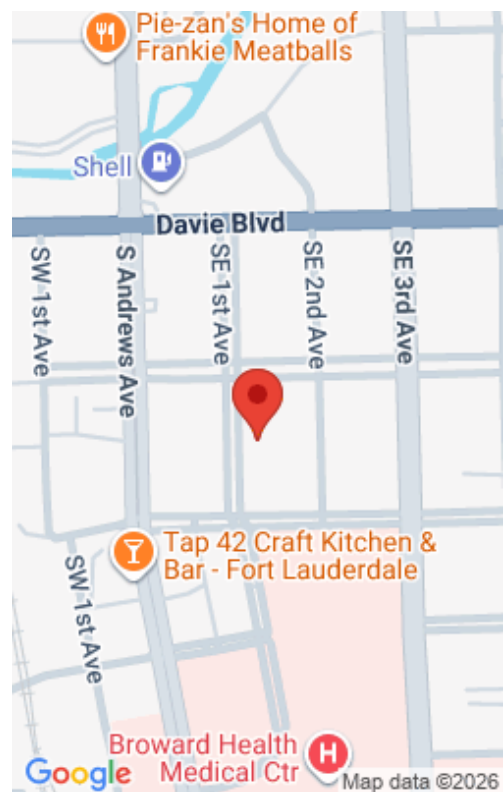
**\$950,000**

## **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 [...]

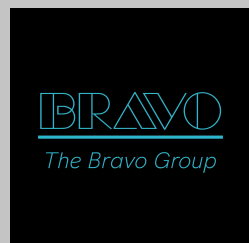
- 3 beds
- 2 baths
- House
- For Sale
- Active
- 1334 sq ft



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Phone: (305) 713-8000

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



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## Property Features

**Date added:** Added 9 months ago **Category:** For Sale  
**Pool Y/N:** Yes **Type:** House  
**Status:** Active **Bedrooms:** 3 beds  
**Bathrooms:** 2 baths **Area:** 1334 sq ft  
**Year built:** 1925 **Subdivision Name:** CROISSANT PARK,Croissant, Poinciana  
**Original List Price:** 995000 **Previous List Price:** 995000  
**County:** Broward County **DOM:** 45  
**Bathrooms Full:** 2 **Lot Size:** 6250 sq ft  
**Pets Allowed:** Yes **MLS ID:** A11811996

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## Building Details

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

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## 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

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## Nearby Schools

**High School:** Stranahan

**Middle Or Junior School:** New River

**Elementary School:** Croissant Park

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## Miscellaneous

**Structure Type:** Pool Only, House

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

**Model:** Pool House+ Guest Hm

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

**Inclusions:** None

**Zoning:** ROA

**Other Equipment:** Whole House Permanent Generator

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

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



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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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