

# Downtown Ft. Lauderdale



## 1613 SW 17TH AVE, FORT LAUDERDALE FL 33312

<https://staging1.bravoregroup.com>

Boater's Dream, 3 Bedroom-2.5 Bath Waterfront Cul de Sac Pool home on a Deepwater canal off the New River South Fork, accommodates Fixed Keel Sailboats with a 105 Ft. Seawall in Shady Banks-No HOA neighborhood. No Fixed Bridges direct ocean access to the Stranahan River Inlet, with nearby turning basin. Dock features a 30/50 amp [...]

\$1,799,000

- 3 beds
- 3 baths
- House
- For Sale
- Active
- 2040 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 10 months ago

**Pool Y/N:** Yes

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1979

**Subdivision Name:** BOSSERT ISLES

**County:** Broward County

**Bathrooms Full:** 2

**Pets Allowed:** Yes

**Category:** For Sale

**Type:** House

**Bedrooms:** 3 beds

**Area:** 2040 sq ft

**Bathrooms Half:** 1

**Original List Price:** 1799000

**DOM:** 2

**Lot Size:** 8362 sq ft

**MLS ID:** A11741714

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## Building Details

**Building Area Total:** 2040 sq ft

**Parking Features:** Attached Carport, Covered, Driveway, Guest

**Carport Spaces:** 2

**Covered Spaces:** 2

**Roof:** Composition Roll, Shingle

**Year Built Details:** Effective Year Built

**View:** Canal, Pool

**Building Name:** \$0

**Construction Materials:** Frame, Stone

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## Amenities & Features



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**Appliances:** Dishwasher, Dryer, Electric Range, Refrigerator, Self Cleaning Oven, Washer

**Cooling Yes/ No:** Yes

**Exterior Features:** Lighting, Open Balcony

**Water Source:** Municipal Water

**Architectural Style:** Attached, Two Story

**Electric:** Circuit Breakers

**Interior Features:** First Floor Entry, Split Bedroom, Vaulted Ceiling(s), Den/Library/Office, Family Room

**Furnished:** Furnished, Turn Key Furnished

**Fencing:** Fenced

**Pool Features:** In Ground

**Cooling:** Other, Zoned

**View Yes / No:** Yes

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

**Sewer:** Public Sewer

**Waterfront Features:** Ocean Access, Canal Front, Canal Width 1-80 Feet, Seawall

**Heating:** Heat Pump/Reverse Cycle

**Flooring:** Tile, Wood

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## Miscellaneous

**Structure Type:** House

**Other Structures:** Extra Building/Shed

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

**Laundry Features:** Washer/Dryer Hook-Up

**Zoning:** RS-8

**Community Features:** None

**Listing Courtesy of:** Water Vista Realty, Inc.

**Inclusions:** Boat Hoists/Davits, Private Dock

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## Rooms

**Room Bedroom Features:** At Least 1 Bedroom Ground Level

**Room Living Room Features:** Den/Library/Office, Family Room



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