



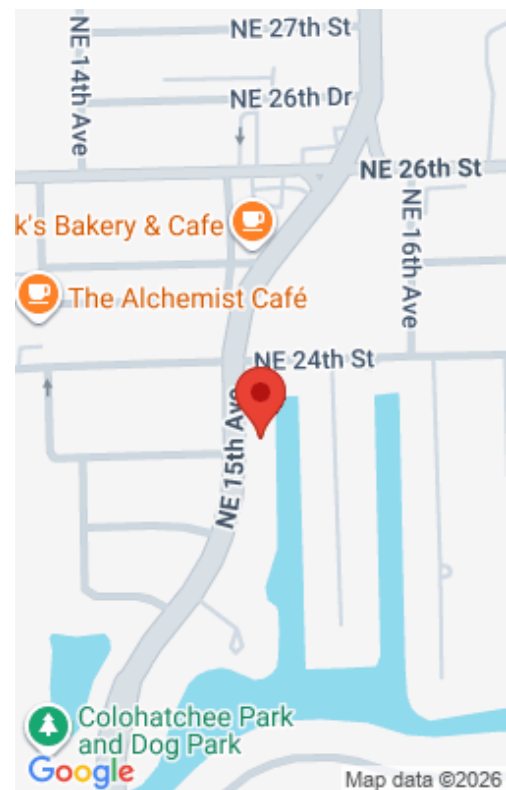
## 2306 NE 15TH AVE, WILTON MANORS FL 33305

<https://staging1.bravoregroup.com>

PERFECT FOR INVESTORS!! East Wilton Manors 3BR + den / 2BA with a heated pool on a quiet street minutes to Wilton Drive, beaches, and shopping. Flexible den works as office/guest room. Bright open living/dining, functional kitchen, and a private primary suite with direct pool/yard access. Indoor laundry, fenced backyard, covered patio, and ample parking, [...]

**\$1,490,000**

- 3 beds
- 3 baths
- House
- For Sale
- Active
- 2036 sq ft



### Call us now

Phone: (305) 713-8000

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

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## Property Features

**Date added:** Added 4 months ago

**Pool Y/N:** Yes

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1957

**Subdivision Name:** EDGEWATER ESTATES

**Previous List Price:** 1460000

**DOM:** 24

**Lot Size:** 8001 sq ft

**MLS ID:** A11877432

**Category:** For Sale

**Type:** House

**Bedrooms:** 3 beds

**Area:** 2036 sq ft

**Bathrooms Half:** 1

**Original List Price:** 1600000

**County:** Broward County

**Bathrooms Full:** 2

**Pets Allowed:** Yes

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## Building Details

**Building Area Total:** 2548 sq ft

**Parking Features:** Driveway

**View:** Canal

**Covered Spaces:** 2

**Garage Spaces:** 2

**Year Built Details:** Resale

**Security Features:** Smoke Detector

**Building Name:** \$0

**Construction Materials:** CBS Construction

**Roof:** Shingle

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## Amenities & Features



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**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Wall Oven, Washer

**Cooling Yes/ No:** Yes

**Attached Garage Yes/ No:** Yes

**Water Source:** Other

**Architectural Style:** Attached, One Story

**Waterfront Features:** Ocean Access, Canal Front

**Interior Features:** Split Bedroom, Family Room, Utility/Laundry In Garage

**Flooring:** Wood

**Pool Features:** In Ground

**Cooling:** Ceiling Fan(s), Central Air

**View Yes / No:** Yes

**Patio & Porch Features:** Deck

**Sewer:** Public Sewer

**Window Features:** Impact Glass

**Heating:** Central

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## Nearby Schools

**High School:** Fort Lauderdale

**Elementary School:** Bennett

**Middle Or Junior School:** Sunrise

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## Miscellaneous

**Structure Type:** House

**Other Equipment:** Automatic Garage Door Opener

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

**Laundry Features:** In Garage

**Zoning:** RS-5

**Community Features:** Sidewalks

**Listing Courtesy of:** Beachfront Realty Inc

**Inclusions:** Other, Private Dock

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## Rooms

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

**Room Living Room Features:** Family Room, Utility/Laundry In Garage



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