

A11692566 © Miami MLS © 2024



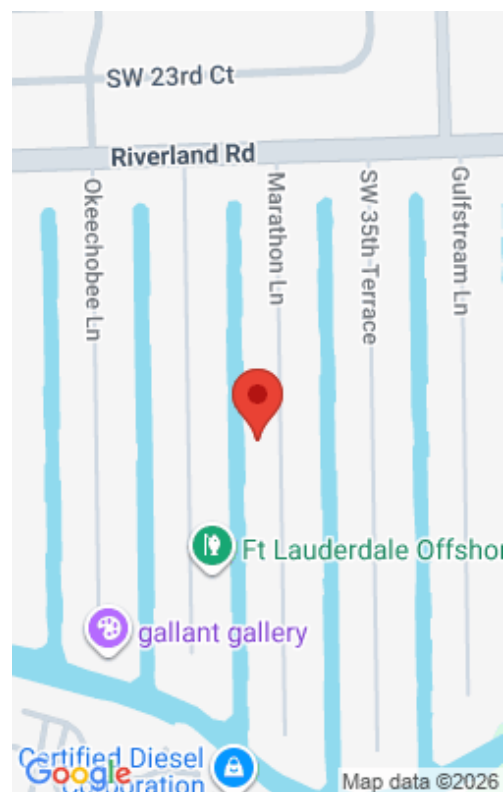
**\$1,049,000**

## **2537 MARATHON LN, FORT LAUDERDALE FL 33312**

<https://staging1.bravoregroup.com>

Boaters Dream! Highly desirable waterfront Fort Lauderdale location with brand new 95' dock on the New River, with no fixed bridges and direct access to downtown, the Intracoastal and the Atlantic. Make this waterfront home yours. The property is currently under construction. Current owner will provide contractor info if needed. Great opportunity for investment [...]

- 3 beds
- 2 baths
- House
- For Sale
- Active
- 1572 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 1 year ago    **Category:** For Sale  
**Pool Y/N:** Yes    **Type:** House  
**Status:** Active    **Bedrooms:** 3 beds  
**Bathrooms:** 2 baths    **Area:** 1572 sq ft  
**Year built:** 1985    **Subdivision Name:** LAUDERDALE ISLES NO 2-BLK  
**Original List Price:** 1190000    **Previous List Price:** 1090000  
**Rooms Total:** 4    **County:** Broward County  
**DOM:** 230    **Bathrooms Full:** 2  
**Lot Size:** 109 sq ft    **Pets Allowed:** Yes  
**MLS ID:** A11692566

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## Building Details

**Building Area Total:** 1835 sq ft    **Year Built Details:** Effective Year Built  
**Parking Features:** Golf Cart Parking, Guest, Other    **View:** Canal, Water  
**Building Name:** \$0    **Construction Materials:** Concrete Block Construction  
**Roof:** Shingle

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## Amenities & Features



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**Appliances:** Electric Water Heater, Microwave, Refrigerator, Self Cleaning Oven

**Cooling Yes/ No:** Yes

**View Yes / No:** Yes

**Architectural Style:** Detached, Split Level

**Electric:** Circuit Breakers, Fuse Box

**Interior Features:** First Floor Entry, Walk-In Closet(s), Family Room, Other

**Flooring:** Tile

**Pool Features:** In Ground

**Cooling:** Central Air

**Water Source:** Municipal Water

**Sewer:** Public Sewer

**Waterfront Features:** Ocean Access, Canal Front, Navigable Water, Seawall

**Heating:** Central

**Fencing:** Fenced

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## Miscellaneous

**Structure Type:** House

**Zoning:** RS-6.85A

**Property Condition:** Handyman Special

**Community Features:** Boating, Public Road

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

**Listing Courtesy of:** PMC Real Estate

**Inclusions:** Private Dock, Up to 80 Ft Boat

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## Rooms

**Room Bedroom Features:** Entry Level **Room Living Room Features:** Family Room, Other



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