



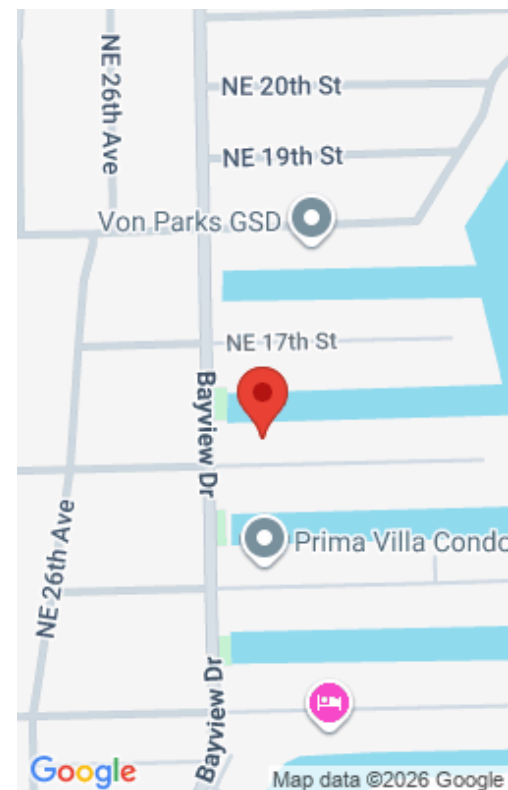
**\$3,950,000**

## **2709 NE 16TH ST, FORT LAUDERDALE FL 33304**

<https://staging1.bravoregroup.com>

Exceptional waterfront estate in the prestigious Coral Ridge community offering 100 ft of deep canal frontage with private dock able to accommodate a large vessel. This turn-key residence features a spacious split floor plan, oversized first-floor primary suite, and en-suite baths in all guest rooms. Designer finishes include marble and wood floors, a gourmet granite [...]

- 4 beds
- 5 baths
- House
- For Sale
- Active
- 4763 sq ft



### **Call us now**

Phone: (305) 713-8000

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

**BRavo**  
The Bravo Group

---

## Property Features

**Date added:** Added 11 months ago

**Pool Y/N:** Yes

**Status:** Active

**Bathrooms:** 5 baths

**Year built:** 2003

**Subdivision Name:** CORAL RIDGE

**Previous List Price:** 4150000

**DOM:** 83

**Lot Size:** 12500 sq ft

**MLS ID:** A11794689

**Category:** For Sale

**Type:** House

**Bedrooms:** 4 beds

**Area:** 4763 sq ft

**Bathrooms Half:** 1

**Original List Price:** 4150000

**County:** Broward County

**Bathrooms Full:** 4

**Pets Allowed:** Yes

---

## Building Details

**Building Area Total:** 5757 sq ft **Year Built Details:** Resale

**Parking Features:** Driveway

**Security Features:** Smoke Detector

**View:** Canal

**Building Name:** \$0

**Covered Spaces:** 3

**Construction Materials:** Concrete Block Construction, Other

**Garage Spaces:** 3

**Roof:** Barrel Roof, Concrete

---

## Amenities & Features



**Call us now**

Phone: (305) 713-8000

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

**BRAVO**  
The Bravo Group

**Appliances:** Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Other Equipment/Appliances, Gas Range, Washer

**Cooling Yes/ No:** Yes

**Exterior Features:** Barbeque, Lighting, Other

**View Yes / No:** Yes

**Architectural Style:** Attached, Two Story

**Sewer:** Public Sewer

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

**Interior Features:** First Floor Entry, Bar, Cooking Island, Other, Walk-In Closet(s), Den/Library/Office, Family Room, Utility Room/Laundry

**Flooring:** Carpet, Ceramic Floor, Marble, Wood

**Fencing:** Fenced

**Pool Features:** In Ground, Heated

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

**Attached Garage Yes/ No:** Yes

**Water Source:** Municipal Water

**Spa Yes/ No:** Yes

**Door Features:** High Impact Doors

**Window Features:** Blinds, High Impact Windows

**Heating:** Central

**Fireplace Features:** Fireplace

---

## Miscellaneous

**Structure Type:** House

**Other Equipment:** Automatic Garage Door Opener

**Lot Features:** 1/4 To Less Than 1/2 Acre Lot

**Laundry Features:** Utility Room/Laundry

**Zoning:** RS-4.4

**Community Features:** Other

**Listing Courtesy of:** One Sotheby's International Re

**Inclusions:** Private Dock

---

## Rooms

**Room Master Bathroom Features:** Dual Sinks, Separate Tub & Shower, Whirlpool/Spa

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

**Room Bedroom Features:** At Least 1 Bedroom Ground Level, Primary Bath Shower, Primary Bath Tub, Primary Bedroom Ground Level



**Call us now**

Phone: (305) 713-8000

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

**BRAVO**  
The Bravo Group