



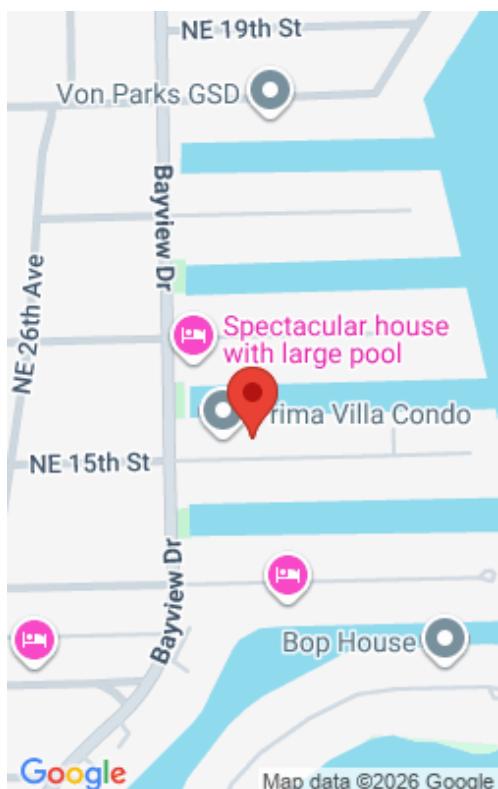
**\$1,299,999**

## **2719 NE 15TH ST # 3, FORT LAUDERDALE FL 33304**

<https://staging1.bravoregroup.com>

Bring your boat! Discover coastal living in this beautifully appointed 3-story, 4-bed, 2.5-bath townhome in desirable Coral Ridge and Bayview school district. Enjoy 360° views from the rooftop patio, and new 2024 roof. The open floor plan flows between bright, airy spaces perfect for everyday living and entertaining. Enjoy stunning water views from your private [...]

- 4 beds
- 3 baths
- Townhouse
- For Sale
- Active
- 3226 sq ft



**Call us now**

Phone: (305) 713-8000

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



## Property Features

<b>Date added:</b>	Added 8 months ago	<b>Category:</b>	For Sale
<b>Type:</b>	Townhouse	<b>Status:</b>	Active
<b>Bedrooms:</b>	4 beds	<b>Bathrooms:</b>	3 baths
<b>Area:</b>	3226 sq ft	<b>Year built:</b>	1991
<b>Bathrooms Half:</b>	1	<b>Subdivision Name:</b>	CORAL RIDGE
<b>Association:</b>	Yes	<b>Original List Price:</b>	1350000
<b>Previous List Price:</b>	1350000	<b>County:</b>	Broward County
<b>DOM:</b>	107	<b>Bathrooms Full:</b>	2
<b>Lot Size:</b>	0 sq ft	<b>Pets Allowed:</b>	Restrictions Or Possible Restrictions
<b>MLS ID:</b>	A11799705	<b>Association Fee:</b>	\$600

## Building Details

<b>Number Of Units Total:</b>	4	<b>Building Area Total:</b>	3700 sq ft
<b>StoriesTotal:</b>	3	<b>Year Built Details:</b>	Resale
<b>Parking Features:</b>	2 Or More Spaces, Fee Simple Garage, On Street	<b>Security Features:</b>	Other
<b>View:</b>	Canal, Garden View, Pool Area View, Water View	<b>Entry Location:</b>	Foyer
<b>Building Name:</b>	\$0	<b>Covered Spaces:</b>	1
<b>Construction Materials:</b>	CBS Construction	<b>Garage Spaces:</b>	1

## Amenities & Features



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**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Refrigerator, Washer

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

**Attached Garage Yes/ No:** Yes

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

**Interior Features:** First Floor Entry, Built-in Features, Closet Cabinetry, Entrance Foyer, Volume Ceilings, Loft

**Furnished:** Unfurnished

**Fireplace Features:** Decorative

**Cooling Yes/ No:** Yes

**Exterior Features:** East Of Us1, Open Balcony

**View Yes / No:** Yes

**Waterfront Features:** Canal Front, No Fixed Bridges, Ocean Access

**Heating:** Central

**Flooring:** Marble

## Nearby Schools

**Elementary School:** Bayview

## Miscellaneous

**Structure Type:** Townhouse Fee Simple, Townhouse

**Association Amenities:** Boat Dock, Exterior Lighting, Heated Pool

**Inclusions:** Deeded Dock, Unrestricted Salt Water Access, UP to 40 Ft Boat

**Other Equipment:** Automatic Garage Door Opener

**Listing Courtesy of:** One Sotheby's Int'l Realty

## Rooms

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

**Room Living Room Features:** Loft

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



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