



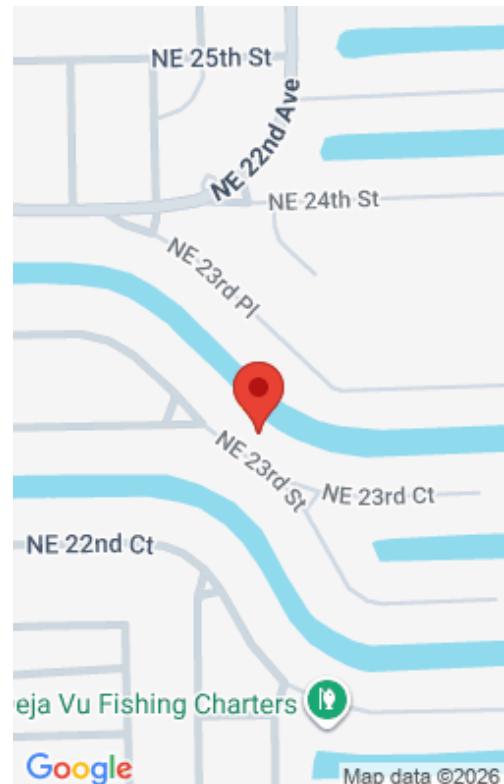
**\$2,350,000**

## **2781 NE 23RD CT, POMPANO BEACH FL 33062**

<https://staging1.bravoregroup.com>

FOR SALE Ultimate Waterfront Luxury HOUSE 3-bedrooms & 3-full bathrooms distributed in a very comfortable layout providing privacy. COMPLETELY FURNISHED with stylish but simple decor, creating an inviting atmosphere. Direct ocean access, NO FIXED BRIDGES, and an 80' private dock this estate is a boater's dream, offering you the fastest route from dock to open [...]

- 3 beds
- 3 baths
- House
- For Sale
- Active
- 2073 sq ft



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Phone: (305) 713-8000

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



## Property Features

<b>Date added:</b>	Added 4 months ago	<b>Category:</b>	For Sale
<b>Pool Y/N:</b>	Yes	<b>Type:</b>	House
<b>Status:</b>	Active	<b>Bedrooms:</b>	3 beds
<b>Bathrooms:</b>	3 baths	<b>Area:</b>	2073 sq ft
<b>Year built:</b>	1978	<b>Subdivision Name:</b>	HILLSBORO HARBOR UNIT
<b>Original List Price:</b>	2699900	<b>Previous List Price:</b>	2699900
<b>County:</b>	Broward County	<b>DOM:</b>	80
<b>Bathrooms Full:</b>	3	<b>Lot Size:</b>	10540 sq ft
<b>Pets Allowed:</b>	Yes	<b>MLS ID:</b>	A11689721

## Building Details

<b>Building Area Total:</b>	2381 sq ft	<b>Year Built Details:</b>	Effective Year Built
<b>Parking Features:</b>	Circular Driveway, Paver Block	<b>Security Features:</b>	Smoke Detector
<b>View:</b>	Canal, Intracoastal View, Water	<b>Building Name:</b>	\$0
<b>Construction Materials:</b>	Concrete Block Construction, CBS Construction	<b>Roof:</b>	Flat Tile

## Amenities & Features



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

**Cooling Yes/ No:** Yes

**View Yes / No:** Yes

**Patio & Porch Features:** Awning(s), Deck

**Sewer:** Public Sewer

**Waterfront Features:** Ocean Access, Canal Front, Canal Width 81-120 Feet, No Fixed Bridges

**Interior Features:** First Floor Entry, Bar, Built-in Features, Cooking Island, 3 Bedroom Split, Walk-In Closet(s), Den/Library/Office, Family Room, Utility Room/Laundry

**Furnished:** Unfurnished

**Fireplace Features:** Fireplace

**Pool Features:** Automatic Chlorination, In Ground, Fenced

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

**Water Source:** Municipal Water

**Architectural Style:** Attached, One Story

**Electric:** Circuit Breakers

**Window Features:** Blinds

**Heating:** Central, Electric

**Flooring:** Tile

**Fencing:** Fenced

## Nearby Schools

**High School:** Pompano Beach

**Middle Or Junior School:** Pompano B.Middle

**Elementary School:** Lighthouse

## Miscellaneous

**Structure Type:** House

**Zoning:** RS-2

**Community Features:** Paved Road

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

**Listing Courtesy of:** D'Lux Real Estate Services

**Laundry Features:** Utility Room/Laundry

**Inclusions:** Dock Available, Private Dock, Unrestricted Salt Water Access, Dock Owned/Included, Electric Available, Exclusive Use, Private Dock, Up to 70 Ft Boat, Water Available

## Rooms



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**Room Bedroom Features:** Primary Bath  
Shower, Primary Bedroom Ground Level

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



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**BRAVO**  
*The Bravo Group*