



**\$534,000**

## **312 SW 14TH AVE # 312, FORT LAUDERDALE FL 33312**

<https://staging1.bravoregroup.com>

Nestled in the sought-after Village of Sailboat Bend, this updated and spacious 2-story home offers 3 bd/2.5 ba, and 1,939 sqft of stylish living space, just minutes from downtown Fort Lauderdale. Featuring a modern tile kitchen with granite countertops, solid wood cabinets, stainless steel appliances, wet bar, and custom closets and additional storage. Impact windows [...]

- 3 beds
- 3 baths
- Condo
- For Sale
- Active
- 1939 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 10 months ago    **Category:** For Sale  
**Type:** Condo    **Status:** Active  
**Bedrooms:** 3 beds    **Bathrooms:** 3 baths  
**Area:** 1939 sq ft    **Year built:** 2005  
**Bathrooms Half:** 1    **Subdivision Name:** VILLAGE AT SAILBOAT BEND,VILLAGE AT SAILBOAT  
**Association:** Yes    **Original List Price:** 534000  
**County:** Broward County    **DOM:** 126  
**Bathrooms Full:** 2    **Lot Size:** 0 sq ft  
**Pets Allowed:** Yes    **MLS ID:** A11768774  
**Association Fee:** \$980

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## Building Details

**Building Area Total:** 1939 sq ft    **StoriesTotal:** 3  
**Year Built Details:** Effective Year Built    **Parking Features:** 2 Or More Spaces, Guest, On Street, No Rv/Boats, No Trucks/Trailers  
**Security Features:** Fire Alarm, No Security    **View:** Garden View  
**Building Name:** \$0    **Construction Materials:** Concrete Block Construction  
**Entry Level:** 2

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## Amenities & Features



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**Appliances:** Dishwasher, Dryer, Ice Maker, Microwave, Water Purifier, Electric Range, Refrigerator, Self Cleaning Oven, Washer

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

**View Yes / No:** Yes

**Architectural Style:** Split Level

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

**Heating:** Central

**Cooling Yes/ No:** Yes

**Exterior Features:** Open Balcony

**Patio & Porch Features:** Open Balcony

**Door Features:** High Impact Doors

**Interior Features:** First Floor Entry, Second Floor Entry, Built-in Features, Cooking Island, Pantry, Walk-In Closet(s), Wet Bar

**Flooring:** Carpet, Tile, Vinyl

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## Nearby Schools

**High School:** Stranahan

**Middle Or Junior School:** New River

**Elementary School:** North Fork

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## Miscellaneous

**Structure Type:** Townhouse, Condo

**Association Amenities:** None

**Listing Courtesy of:** London Foster Realty

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## Rooms

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

**Room Bedroom Features:** Primary Bath Shower, Primary Bath Tub, Primary Bedroom Upstairs



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