



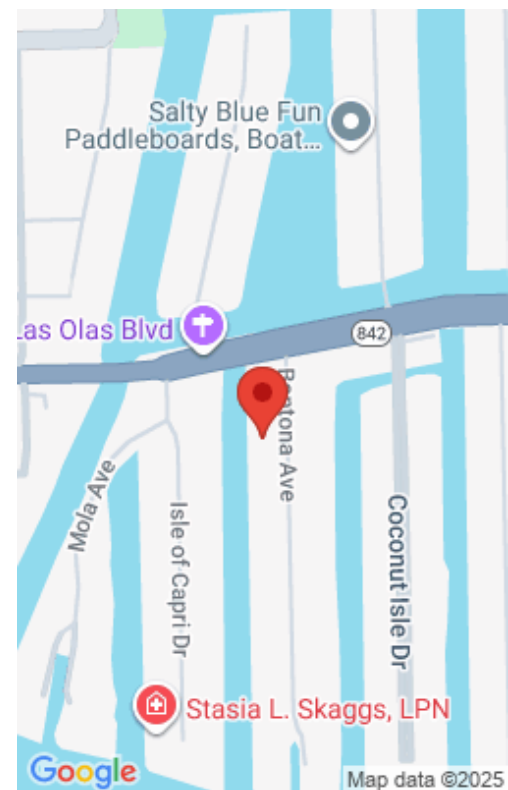
**\$3,150,000**

## **325 BONTONA AVE, FORT LAUDERDALE FL 33301**

<https://staging1.bravoregroup.com>

Take advantage of this well-priced property's best features, like the 75 feet of water frontage, the enchanting courtyard entrance, and well thought-out design, and modernize the home to your preference. The second story living area, which has a separate entrance, offers the unique ability to create a completely private space for friends and family to [...]

- 5 beds
- 4 baths
- House
- For Sale
- Active
- 3673 sq ft



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

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## 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> 5 beds
<b>Bathrooms:</b> 4 baths	<b>Area:</b> 3673 sq ft
<b>Year built:</b> 1957	<b>Subdivision Name:</b> VENICE RESUB OF BLKS 5 &
<b>Association:</b> Yes	<b>Original List Price:</b> 3150000
<b>County:</b> Broward County	<b>DOM:</b> 65
<b>Bathrooms Full:</b> 4	<b>Lot Size:</b> 9488 sq ft
<b>Pets Allowed:</b> Yes	<b>MLS ID:</b> A11816764

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## Building Details

<b>Building Area Total:</b> 4262 sq ft	<b>Year Built Details:</b> Resale
<b>Parking Features:</b> Driveway, Other	<b>View:</b> Canal
<b>Entry Location:</b> Foyer	<b>Building Name:</b> \$0
<b>Covered Spaces:</b> 2	<b>Construction Materials:</b> CBS Construction, Frame With Stucco
<b>Garage Spaces:</b> 2	<b>Roof:</b> Curved/S-Tile Roof

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## Amenities & Features



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**Appliances:** Dishwasher, Dryer, Electric Water Heater, Gas Water Heater, Gas Range, Refrigerator, Washer

**Cooling Yes/ No:** Yes

**Exterior Features:** Open Balcony

**Water Source:** Municipal Water

**Architectural Style:** Detached, Two Story

**Door Features:** High Impact Doors, French Doors

**Waterfront Features:** Ocean Access, Canal Front, Canal Width 1-80 Feet, No Fixed Bridges

**Interior Features:** First Floor Entry, Second Floor Entry, Closet Cabinetry, Entrance Foyer, French Doors, Vaulted Ceiling(s), Wet Bar, Family Room, Florida Room, Maid/In-Law Quarters, Utility Room/Laundry

**Flooring:** Carpet, Tile, Wood

**Pool Features:** In Ground

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

**View Yes / No:** Yes

**Patio & Porch Features:** Awning(s), Open Balcony

**Sewer:** Public Sewer

**Electric:** Circuit Breakers

**Window Features:** Partial Impact Glass

**Heating:** Central, Electric

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## Miscellaneous

**Structure Type:** House

**Zoning:** RS-8

**Other Equipment:** Automatic Garage Door Opener, Natural Gas

**Community Features:** Underground Utilities

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

**Listing Courtesy of:** Compass Florida, LLC

**Laundry Features:** Utility Room/Laundry

**Inclusions:** Boatlift, Boatlock, Private Dock, Unrestricted Salt Water Access

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## Rooms

**Room Bedroom Features:** At Least 1 Bedroom Ground Level, Primary Bath Shower, Sitting Area - Primary Bedroom

**Room Living Room Features:** Family Room, Florida Room, Maid/In-Law Quarters, Utility Room/Laundry



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