

A11531680 © Miami MLS® 2024



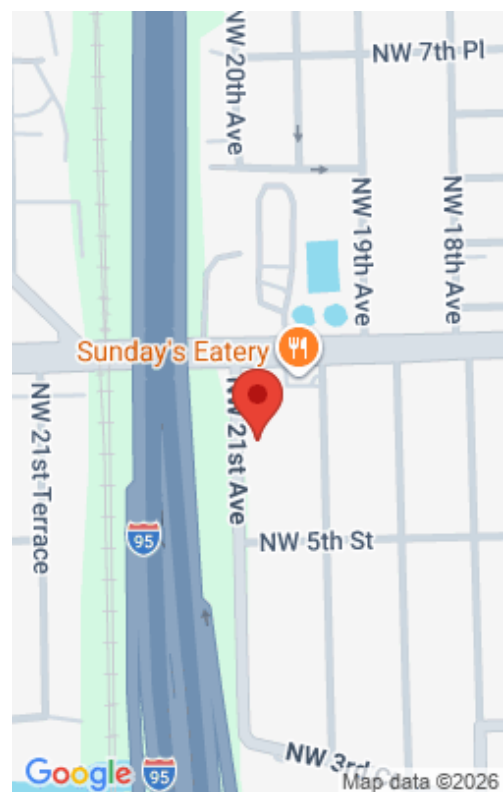
**\$374,985**

## **524 NW 21ST AVE, FORT LAUDERDALE FL 33311**

<https://staging1.bravoregroup.com>

No HOA. Rented for \$2,199/month to a Section 8 tenant (as of October 2025: the government pays 100% of the rent). Potential rent increase to \$2,520/month (renewal date: July 31, 2026). The tenant has been at the property since 08/16/2022. Exclusive Incentive for primary and investors: save 1.5 points on your rate with my lender [...]

- 3 beds
- 1 bath
- House
- For Sale
- Active
- 870 sq ft



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Phone: (305) 713-8000

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

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## Property Features

**Date added:** Added 1 year ago

**Type:** House

**Bedrooms:** 3 beds

**Area:** 870 sq ft

**Subdivision Name:** RIVER BEND

**Previous List Price:** 374986

**DOM:** 593

**Lot Size:** 7487 sq ft

**MLS ID:** A11531680

**Category:** For Sale

**Status:** Active

**Bathrooms:** 1 bath

**Year built:** 1954

**Original List Price:** 375000

**County:** Broward County

**Bathrooms Full:** 1

**Pets Allowed:** Yes

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## Building Details

**Building Area Total:** 1040 sq ft

**Parking Features:** None

**Building Name:** \$0

**Roof:** Shingle

**Year Built Details:** Effective Year Built

**View:** Garden

**Construction Materials:** CBS Construction

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## Amenities & Features

**Appliances:** Dishwasher, Electric Range, Refrigerator, Washer

**Cooling:** Wall/Window Unit(s)

**Water Source:** Municipal Water

**Sewer:** Public Sewer

**Heating:** Electric

**Fencing:** Fenced

**Cooling Yes/ No:** Yes

**View Yes / No:** Yes

**Architectural Style:** Detached, One Story

**Interior Features:** First Floor Entry, No Additional Rooms

**Flooring:** Ceramic Floor



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## Miscellaneous

**Structure Type:** R30-No Pool/No Water, House **Zoning:** RS-8

**Community Features:** None

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

**Listing Courtesy of:** London Foster Realty

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## Rooms

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

**Room Living Room Features:** No  
Additional Rooms



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