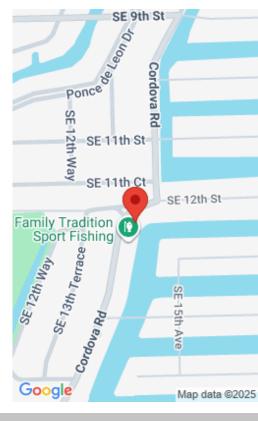


https://staging1.bravoregroup.com

This stunning two-story waterfront home combines elegance and tranquility features 4 bedrooms and 5 1/2 bathrooms, open den/office or library with balcony. Over the top master suite, spacious walk-in closet, large balcony overlooking the bay, his/her bathroom, double showers and sauna. Each room has been designed by interior decorator with custom wallpaper, while porcelain [...]

- 4 beds
- 5 baths
- House
- For Sale
- Active
- 4274 sa ft





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# **Property Features**

Pool Y/N: Yes Type: House

Status: Active Bedrooms: 4 beds

Bathrooms: 5 baths Area: 4274 sq ft

Subdivision Name: RIO VISTA, SAMARKAND ISLES Original List Price: 4499000

**Bathrooms Half:** 1

**County:** Broward County **DOM:** 11

**Bathrooms Full:** 4 **Lot Size: 6231** sq ft

Pets Allowed: More Than 20 Lbs MLS ID: A11858364

# **Building Details**

Year built: 2016

**Building Area Total: 5321** sq ft **Year Built Details:** Resale

Parking Features: Driveway

View: Bay, Intracoastal View, Pool, Water

**Construction Materials:** CBS Construction **Garage Spaces:** 2

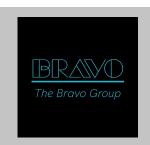
Roof: Flat Roof With Facade Front

## **Amenities & Features**





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**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Gas Range, Refrigerator, Self Cleaning Oven, Wall Oven, Washer, Water Softener Owned

Cooling Yes/ No: Yes

Exterior Features: Barbeque, Built-In Grill,

Lighting, Open Balcony

Water Source: Municipal Water

Architectural Style: Attached, Two Story,

Modern/Contemporary

**Door Features:** High Impact Doors

**Window Features:** Complete Impact Glass, Blinds, Drapes, Impact Glass, Sliding, Solar Film/Tinted

**Heating:** Central

Frontage Type: Bay

**Cooling:** Central Air

View Yes / No: Yes

Patio & Porch Features: Deck, Open

Pool Features: In Ground, Heated

Balcony

**Sewer:** Public Sewer

Waterfront Features: Ocean Access.

Intracoastal Front

Interior Features: First Floor Entry, Cooking Island, Pantry, Walk-In Closet(s), Den/Library/Office, Family Room, Sauna,

Utility Room/Laundry

Flooring: Marble

Fencing: Fenced

# **Nearby Schools**

**High School:** Fort Lauderdale **Middle Or Junior School:** Sunrise

**Elementary School:** Harbordale

## **Miscellaneous**

Structure Type: House Zoning: RML-25

**Other Equipment:** Whole House Permanent Generator, Automatic Garage Door Opener, Central

Vacuum, Natural Gas

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

**Laundry Features:** Utility Room/Laundry

3

Community Features: None

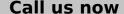
**Listing Courtesy of:** Premier Realty

& Invest. Group

**Inclusions:** Deeded Dock.Private

Dock





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### **Rooms**

**Room Master Bathroom Features:** 2 Primary Bathrooms, Bidet, Dual Sinks, Separate Tub & Shower

**Room Bedroom Features:** Primary Bath Shower, Primary Bath Tub, Primary Bedroom Upstairs, Sitting Area - Primary Bedroom

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



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