



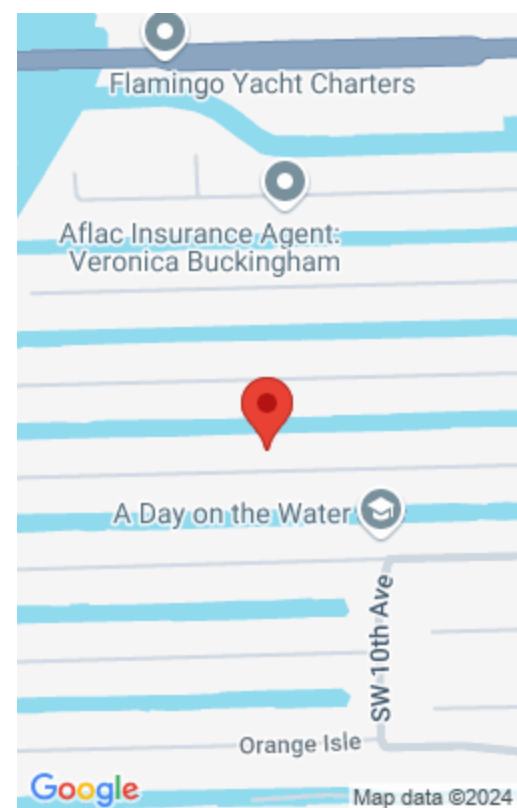
**\$2,900,000**

## 1201 GUAVA ISLE, FORT LAUDERDALE FL 33315

<https://www.bravoregroup.com>

75' WATERFRONT LOT NEW CONSTRUCTION for a Contemporary 1-Story Single-Family Home with 2,662sf of Living Area (as per Architect's plans) and a Total Area of 3,517sf (as per Architect's plans). This lot located at Citrus Isles of Fort Lauderdale, has direct OCEAN ACCESS with NO FIXED Bridges and it comes with Brand New Vinyl Dock. [...]

- 4 beds
- 4 baths
- Single Family Residence
- For Sale
- Active



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Phone: (305) 713-8000

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

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## Property Features

<b>Status:</b> Active	<b>Category:</b> For Sale
<b>Type:</b> Single Family Residence	<b>Subdivision Name:</b> SOUTH NEW RIVER ISLES SEC
<b>Bedrooms:</b> 4 beds	<b>Bathrooms:</b> 4 baths
<b>Living Square Feet:</b> 2662 sq ft	<b>Lot Size Square Feet:</b> 7950 sq ft
<b>Tax Year:</b> 2023	<b>Tax Annual Amount:</b> \$13,801
<b>Pool Y/N:</b> Yes	<b>Waterfront Y/N:</b> Yes
<b>County:</b> Broward County	<b>Date added:</b> Added 3 months ago
<b>Original List Price:</b> \$3,900,000	<b>DOM:</b> 250
<b>MLS ID:</b> A11499951	

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## Building Details

<b>Building Area Total:</b> 3517 sq ft	<b>New Construction Y/N:</b> Yes
<b>Parking Features:</b> Driveway	<b>View:</b> Canal
<b>Building Name:</b> SOUTH NEW RIVER ISLES SEC	<b>Covered Spaces:</b> 2
<b>Construction Materials:</b> CBS Construction	<b>Garage Spaces:</b> 2
<b>Garage Y/N:</b> Yes	<b>Roof:</b> Concrete

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## Rooms

<b>Room Bedroom Features:</b> At Least 1 Bedroom Ground Level	<b>Room Living Room Features:</b> Utility Room/Laundry
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## Amenities & Features



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**Water Source:** Municipal Water

**View Y/N:** Yes

**Pool Features:** In Ground

**Exterior Features:** Other

**Waterfront Features:** Ocean Access, No Fixed Bridges

**Interior Features:** First Floor Entry, Other, Utility Room/Laundry

**Flooring:** Tile

**Architectural Style:** Detached, One Story

**Appliances:** Other Equipment/Appliances

**Sewer:** Public Sewer

**Cooling Y/N:** Yes

**Cooling:** Central Air

**Heating:** Central



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