



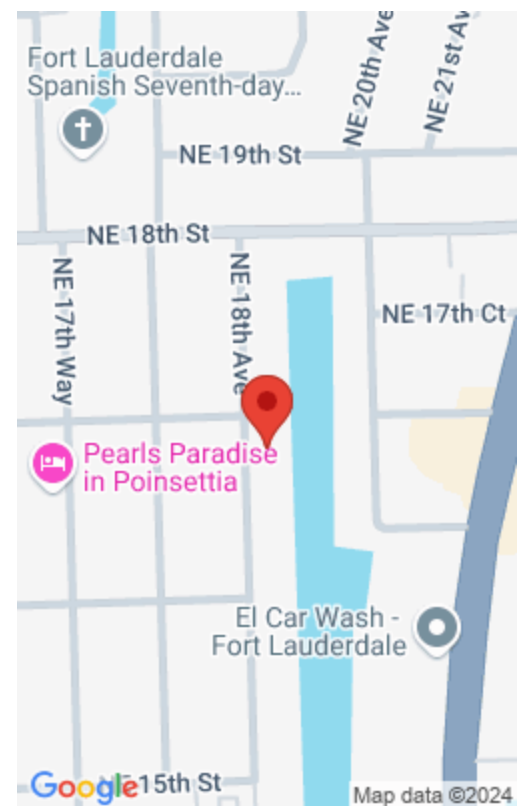
**\$2,450,000**

## **1636 NE 18TH AVE, FORT LAUDERDALE FL 33305**

<https://www.bravoregroup.com>

Experience the ultimate lakeside retreat in Poinsettia Heights nestled on the shores of Lake Melva, just 1.4mi from the beach and a stroll to A1A. This exquisite 4BR/4.5BA home boasts an open floor plan, where impact doors and windows invite abundant natural light, creating an inviting atmosphere. The kitchen is a focal point, equip with modern appliances, and perfect for everyday meals [...]

- 4 beds
- 5 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

**Status:** Active

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Half Baths:** 1

**Lot Size Square Feet:** 9749 sq ft

**Tax Year:** 2023

**Pool Y/N:** Yes

**County:** Broward County

**Original List Price:** \$2,450,000

**MLS ID:** A11677579

**Category:** For Sale

**Subdivision Name:** LAKELAND RESUB

**Bathrooms:** 5 baths

**Living Square Feet:** 2950 sq ft

**Pets Allowed:** Yes

**Tax Annual Amount:** \$14,544

**Waterfront Y/N:** Yes

**Date added:** Added 3 weeks ago

**DOM:** 17

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## Building Details

**Building Area Total:** 2662 sq ft

**Parking Features:** Driveway, Slab/Strip

**View:** Garden, Lake, Pool

**Covered Spaces:** 2

**Garage Spaces:** 2

**Roof:** Flat Roof With Facade Front

**New Construction Y/N:** Yes

**Security Features:** Smoke Detector

**Building Name:** LAKELAND RESUB

**Construction Materials:** Elevated Construction

**Garage Y/N:** Yes

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## Rooms

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

**Room Bedroom Features:** Entry Level, Primary Bath Shower, Primary Bath Tub, Primary Bedroom Ground Level

**Room Living Room Features:** Utility Room/Laundry

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## Amenities & Features



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**Water Source:** Municipal Water

**Architectural Style:** Attached, One Story

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Electric Range, Refrigerator, Wall Oven, Washer

**Sewer:** Public Sewer

**Door Features:** High Impact Doors

**Electric:** Circuit Breakers, Fuse Box

**Window Features:** Clear Impact Glass, Complete Impact Glass, High Impact Windows, Impact Glass

**Attached Garage Y/N:** Yes

**Heating:** Central

**Fencing:** Fenced

**Patio & Porch Features:** Deck, Open Porch

**View Y/N:** Yes

**Pool Features:** In Ground

**Exterior Features:** Built-In Grill, Lighting

**Cooling Y/N:** Yes

**Waterfront Features:** WF/Pool/No Ocean Access, Lake, Lake Access, Navigable Water

**Cooling:** Central Air

**Interior Features:** First Floor Entry, Built-in Features, Closet Cabinetry, Custom Mirrors, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Utility Room/Laundry

**Furnished:** Unfurnished



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