



**\$1,799,900**

## **1735 NE 23RD AVE, FORT LAUDERDALE FL 33305**

<https://www.bravoregroup.com>

Welcome to your waterfront dream home with 80' of ocean access waterfront in the exclusive gated community of Bal Harbour, Fort Lauderdale's hidden gem. The property is ideally priced to design and make this your dream home! Recent sales of neighboring multi-million-dollar homes underscore the prestige of this exclusive neighborhood. This waterfront retreat offers an [...]

- 3 beds
- 2 baths
- Single Family Residence
- For Sale
- Active



**Call us now**

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:** 3 beds

**Living Square Feet:** 1658 sq ft

**Pets Allowed:** Restrictions Or Possible Restrictions

**Tax Annual Amount:** \$8,554

**Waterfront Y/N:** Yes

**Date added:** Added 2 months ago

**DOM:** 49

**Category:** For Sale

**Subdivision Name:** BAL HARBOUR

**Bathrooms:** 2 baths

**Lot Size Square Feet:** 8580 sq ft

**Tax Year:** 2023

**Pool Y/N:** Yes

**County:** Broward County

**Original List Price:** \$1,695,000

**MLS ID:** A11646854

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## Building Details

**Building Area Total:** 3402 sq ft

**View:** Intracoastal View

**Covered Spaces:** 2

**Garage Spaces:** 2

**Roof:** Flat Tile

**Parking Features:** Circular Driveway, Driveway

**Building Name:** BAL HARBOUR

**Construction Materials:** CBS Construction

**Garage Y/N:** Yes

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## Rooms

**Room Master Bathroom Features:** Dual Sinks

**Room Bedroom Features:** At Least 1 Bedroom Ground Level, Entry Level, Primary Bath Shower, Primary Bath Tub

**Room Living Room Features:** Family Room, Florida Room, Other, Utility Room/Laundry

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## Amenities & Features



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**Water Source:** Municipal Water

**View Y/N:** Yes

**Pool Features:** Above Ground

**Exterior Features:** Lighting

**Waterfront Features:** Ocean Access, Canal Width  
1-80 Feet

**Interior Features:** First Floor Entry, Split Bedroom,  
Family Room, Florida Room, Other, Utility  
Room/Laundry

**Flooring:** Carpet, Tile

**Architectural Style:** Detached, One Story

**Appliances:** Dishwasher, Dryer, Electric  
Range, Refrigerator, Self Cleaning Oven,  
Washer

**Sewer:** Public Sewer

**Cooling Y/N:** Yes

**Cooling:** Central Air, Electric

**Heating:** Central, Electric



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