



A11656045 © Miami MLS® 2024

\$1,590,000

1801 NE 23RD AVE, FORT LAUDERDALE FL 33305

<https://www.bravoregroup.com>

Prestigious Ocean Access – Waterfront with 78’ of Frontage, Located in the Exclusive Gated Community of Bal Harbour, FLL’s Hidden Gem. Proudly maintained by its original owner, this meticulously kept home features 3beds, 3baths, and sits on a spacious lot with a sprawling backyard and expansive pool. Priced ideally to design/build your dream home. Recent [...]

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



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Phone: (305) 713-8000

Email: Bravo@RealtyAgent.com

Property Features

Status: Active

Type: Single Family Residence

Bedrooms: 3 beds

Living Square Feet: 1630 sq ft

Association Y/N: Yes

Tax Annual Amount: \$10,905

Waterfront Y/N: Yes

Date added: Added 2 months ago

DOM: 50

Category: For Sale

Subdivision Name: BAL HARBOUR

Bathrooms: 3 baths

Lot Size Square Feet: 8580 sq ft

Tax Year: 2023

Pool Y/N: Yes

County: Broward County

Original List Price: \$1,590,000

MLS ID: A11656045

Building Details

Building Area Total: 2519 sq ft **Parking Features:** Driveway, Paver Block, No Trucks/Trailers

View: Canal, Other, Water

Building Name: BAL HARBOUR

Covered Spaces: 2

Construction Materials: CBS Construction, Slab Construction

Garage Spaces: 2

Garage Y/N: Yes

Roof: Flat Tile

Rooms

Room Master Bathroom Features: Separate Tub & Shower

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

Room Living Room Features: Other

Amenities & Features



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Water Source: Municipal Water

Architectural Style: Detached, One Story, Split Level

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

Sewer: Public Sewer

Cooling Y/N: Yes

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

Interior Features: First Floor Entry, Split Bedroom, Other

Flooring: Ceramic Floor, Tile

Patio & Porch Features: Open Balcony, Open Porch

View Y/N: Yes

Pool Features: In Ground

Exterior Features: Open Balcony

Electric: Circuit Breakers

Cooling: Ceiling Fan(s), Central Air, Electric

Heating: Central, Electric



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