



Draw Bridge from Fort Lauderdale to LBS

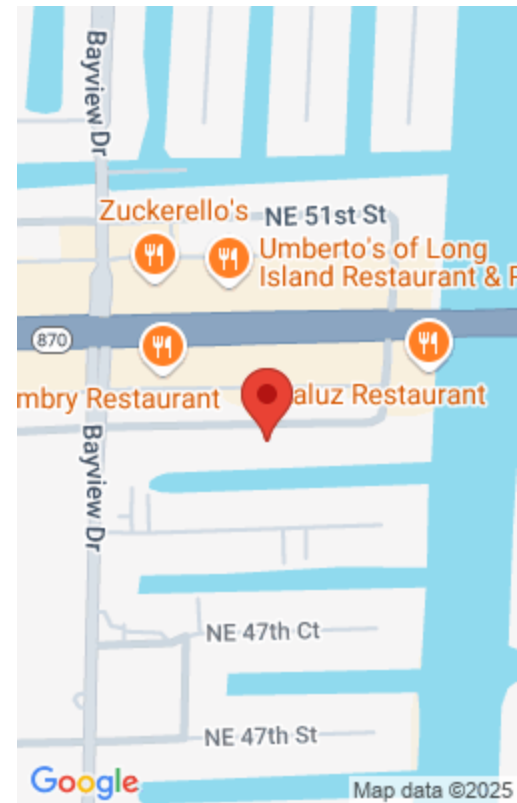
\$750,000

**3064 NE 49TH ST, FORT LAUDERDALE FL 33308**

<https://www.bravogroup.com>

Embrace Dream Waterfront Living In East Ft. Lauderdale! Step into paradise, just moments from Lauderdale by the Sea! Boaters will love the 21ft PRIVATE DOCK, offering NO fixed bridges to the open water. This townhouse has been preinspected with insurance quotes available. Soaring ceiling heights & TONS OF NATURAL LIGHT with freshly washed windows inside [...]

- 2 beds
- 2 baths
- Townhouse
- 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:** Townhouse

**Bedrooms:** 2 beds

**Living Square Feet:** 1625 sq ft

**Pets Allowed:** Restrictions Or Possible Restrictions

**Association Fee:** \$1,273

**Tax Annual Amount:** \$10,713

**Date added:** Added 6 days ago

**MLS ID:** A11712354

**Category:** For Sale

**Subdivision Name:** 49TH STREET TOWNHOUSE THR

**Bathrooms:** 2 baths

**Lot Size Square Feet:** 0 sq ft

**Association Y/N:** Yes

**Tax Year:** 2024

**Waterfront Y/N:** Yes

**Original List Price:** \$750,000

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## Building Details

**Building Area Total:** 1625 sq ft

**Parking Features:** 2 Or More Spaces, Covered, No Rv/Boats

**View:** Water View

**Covered Spaces:** 1

**Garage Spaces:** 1

**Garage Y/N:** Yes

**StoriesTotal:** 3

**Security Features:** No Security

**Building Name:** 49th Street Townhouse

**Construction Materials:** CBS Construction

**Entry Level:** 1

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## Rooms

**Room Master Bathroom Features:** Combination Tub & Shower **Room Bedroom Features:** Primary Bedroom Upstairs

**Room Living Room Features:** Garage Converted, Utility/Laundry In Garage



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## Amenities & Features

**Patio & Porch Features:** Deck

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Electric Range, Refrigerator, Washer

**Door Features:** High Impact Doors

**Waterfront Features:** Canal Width 81-120 Feet, No Fixed Bridges, Ocean Access, Seawall

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

**Interior Features:** First Floor Entry, Walk-In Closet(s), Garage Converted, Utility/Laundry In Garage

**Furnished:** Unfurnished

**View Y/N:** Yes

**Exterior Features:** None

**Cooling Y/N:** Yes

**Window Features:** Complete Impact Glass, High Impact Windows, Impact Glass, Solar Film/Tinted

**Attached Garage Y/N:** Yes

**Heating:** Central

**Flooring:** Tile, Wood



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