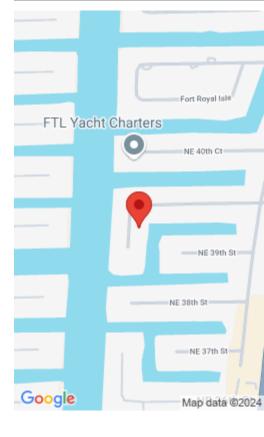


# 3212 NE 40TH ST, FORT LAUDERDALE FL 33308

https://www.bravoregroup.com

Spectacular Ocean Access Home offers Tranquil Water & Pool Views. Meticulously maintained and Boasts a Brand New Roof and Impact Windows. Situated on a Waterfront Point Lot with 65' Deep Water Frontage and No Fixed Bridges. Private Dock. Enjoy a Fabulous Year-round Ocean Breeze coming from the East. Resort Style Yard that features a Saltwater [...]

- 3 heds
- 2 haths
- Single Family Residence
- For Sale
- Active





#### Call us now

Phone: (305) 713-8000

Email: Bravo@RealtyAgent.com

#### **Property Features**

**Status:** Active **Category:** For Sale

Type: Single Family Residence Subdivision Name: BERMUDA-RIVIERA SUB OF GA

**Bedrooms: 3** beds **Bathrooms: 2** baths

**Living Square Feet: 1656** sq ft **Lot Size Square Feet: 7476** sq ft

Pets Allowed: More Than 20 Lbs Association Y/N: Yes

Association Fee: \$150 Tax Year: 2023
Tax Annual Amount: \$20,994 Pool Y/N: Yes

Waterfront Y/N: Yes Date added: Added 1 month ago

Original List Price: \$2,150,000 DOM: 13

**MLS ID:** A11691156

### **Building Details**

Building Area Total: 1656 sq ft Parking Features: Covered, Driveway, Electric Vehicle

Charging Station(s)

View: Intracoastal View, Water Building Name: BERMUDA-RIVIERA SUB OF GA

Covered Spaces: 2 Garage Spaces: 2

Garage Y/N: Yes Roof: Barrel Roof

#### Rooms

Room Master Bathroom Features: Shower Only Room Bedroom Features: At Least

1 Bedroom Ground Level

Room Living Room Features: Utility/Laundry In Garage

## **Amenities & Features**



Call us now

Phone: (305) 713-8000

Email: Bravo@RealtyAgent.com

Water Source: Municipal Water

Spa Y/N: Yes

**Appliances:** Trash Compactor, Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave,

Electric Range, Refrigerator, Washer

Sewer: Public Sewer

Cooling Y/N: Yes

Window Features: Clear Impact Glass

**Interior Features:** First Floor Entry, Cooking Island, Laundry Tub, Pantry, 3 Bedroom Split, Utility/Laundry In

Garage

Flooring: Ceramic Floor

**Architectural Style:** Detached, One

Story

View Y/N: Yes

Pool Features: In Ground

Exterior Features: Built-In Grill,

Lighting

Waterfront Features: Ocean Access, Intracoastal Front, No Fixed Bridges,

Point Lot

**Cooling:** Central Air

**Heating:** Central



Call us now

Phone: (305) 713-8000

Email: Bravo@RealtyAgent.com