



Price: \$1,415,000

MLS Number: A11976456

Condo / Town Home

1321 NE 13th Ave, Fort Lauderdale, Florida 33304 USA

Beds: 3

Baths: 3

Half Baths: 1

HOA Fees:

Year Built: 2026

Community: HOLIDAY HEIGHTS

Subdivision: HOLIDAY HEIGHTS

Elementary School: Bennett

Junior High: Sunrise

High School: Fort Lauderdale

ABOUT THIS PROPERTY

Live beautifully in your own brand-new luxury home in one of Fort Lauderdale's most desirable neighborhoods. Poinsettia residence is designed to live like a true single-family home, featuring clean modern architecture, an open-concept floor plan, areas, and refined finishes throughout. The layout delivers both style and function, ideal for a full-time owner-occupant seeking. Enjoy the advantages of new construction modern systems, energy efficiency, and long-term peace of mind all wrapped in a feel that feels elevated and timeless. Location is the true differentiator. Situated just minutes from Las Olas Boulevard, downtown Fort Lauderdale's rapidly growing 13th Street Arts & Dining Corridor, this pocket of Poinsettia Heights continues to stand out as one of the city's most desirable neighborhoods. Strong long term & short term rental demand. AIRBNB POTENTIAL.

PROPERTY LOCATION

Image



©2026 | BRECO REALTY GROUP, LLC,
YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050

BRECO@BRECREALTY.COM | [PRIVACY POLICY](#)