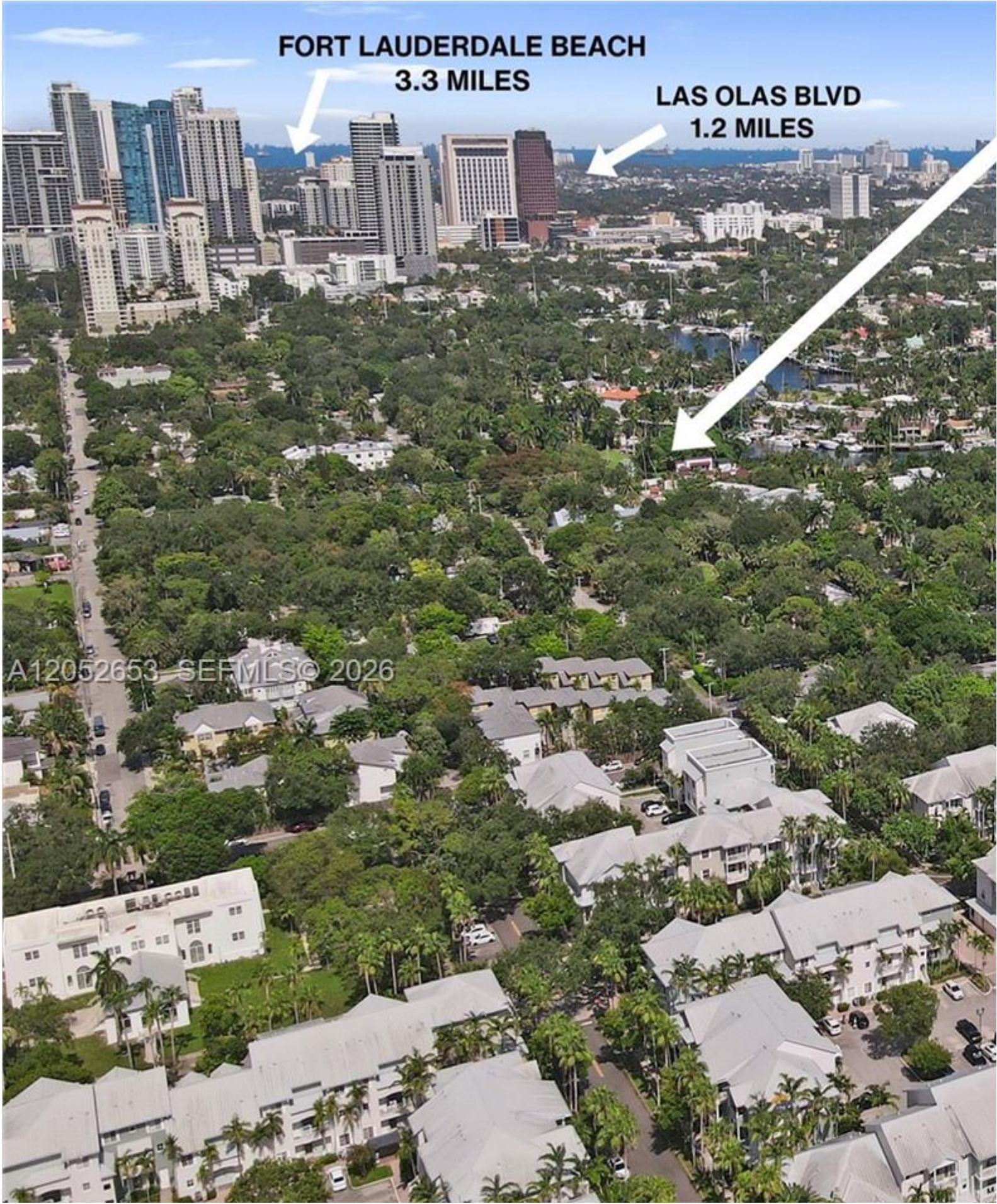


FORT LAUDERDALE BEACH
3.3 MILES

LAS OLAS BLVD
1.2 MILES

A12052653 - SEE MLS © 2026





Price: \$285,000			MLS Number: A12052653			Condo / Town Home		
417 SW 13th Ter Unit 417, Fort Lauderdale, Florida 33312 USA								
Beds: 1			Baths: 1			Living Area: 762		
Unit: 417			HOA Fees: \$412			Year Built: 2005		
Community: VILLAGE AT SAILBOAT BEND					Subdivision: VILLAGE AT SAILBOAT BEND			
Elementary School: North Fork					Junior High: New River			
High School: Stranahan								

ABOUT THIS PROPERTY

Experience the best of Fort Lauderdale living at The Village at Sailboat Bend! Built in 2006(Concrete-Block construction) w/ 8ft ceilings, 8Ft doors throughout and has a washer and dryer inside the unit. The updated kitchen features shaker cabinetry, granite countertops, and is filled with natural light, plenty of closet space while impact windows and doors provide peace of mind and energy efficiency. Perfect for investors. Association dues include exterior maintenance, roof, water, landscaping, cable TV, and insurance. Ideally located near beaches, airport, shopping, dining, and major highways(95,595,Turnpike) Amazing biking to the beach along the river! NO SMOKING



©2026 | BREC REALTY GROUP, LLC,
YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050
BREC@BRECREALTY.COM | [PRIVACY POLICY](#)