



A11777801 © Miami MLS © 2025

**Precio: \$1,699,000**

**Numero de MLS: A11777801**

**Condominios/Town Home**

**207 NE 13th Ave Unit 207, Fort Lauderdale, Florida 33301 USA**

**Cuartos: 4**

**Baños: 4**

**Medio Baño: 1**

**Area Habitable: 3,240**

**Unidad: 207**

**HOA Fees:**

**Año construido: 2017**

**Comunidades: STRANAHANS SUB**

**Subdivisión: STRANAHANS SUB**

## ABOUT THIS PROPERTY

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No HOA fees! Pay only property tax once a year. Best-priced modern townhouse in Victoria Park! This 3-story, 3,240 sq. ft. home features an office/den and a laundry room with sink. Enjoy a private outdoor oasis with a heated plunge pool and summer kitchen. Kitchen includes appliances, wine cooler, and space for dining or lounging. Includes private elevator, home automation, balconies on 2nd & 3rd floors, and huge walk-in closets. Total Sq Ft. is 3,406 2 AC Units: 3.7 Tons & 2.2 Tons. Pool warmer and Filter. All under warranty and maintenance. Fresh Market, Yoga Studios, Restaurants and bars are minutes to Las Olas shopping!



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TU ASESOR DE BIENES RAÍCES EN MIAMI  
USA: + 1.954.884.5050  
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