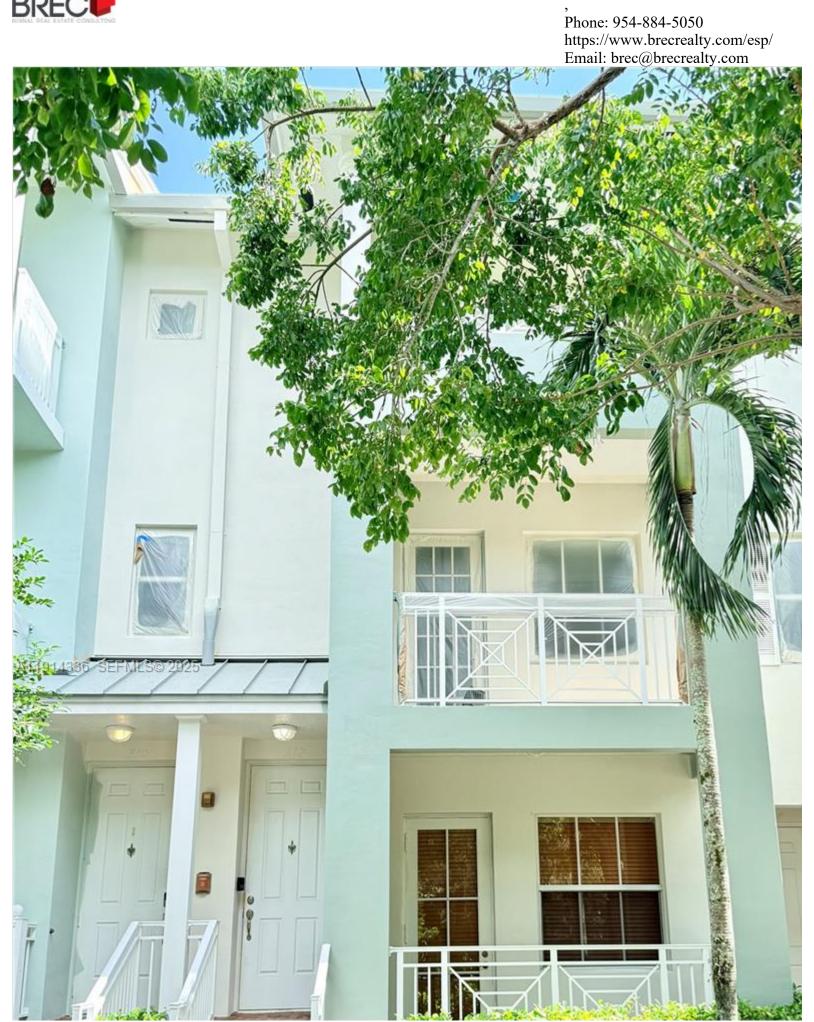


## BREC REALTY





Precio: \$499,000 Numero de MLS: A11914336 Condominios/Town Home

312 SW 14th Ave, Fort Lauderdale, Florida 33312 USA

Cuartos: 3 Baños: 2 Medio Baño: 1

Area Habitable: 1,939 HOA Fees: \$953 Año construido: 2005

Comunidades: VILLAGE AT SAILBOAT BEND
Subdivisión: VILLAGE AT SAILBOAT BEND

Escuela elementaria: North Fork

Escuela primaria: New River

**Bachillerato:** Stranahan

## ABOUT THIS PROPERTY

Step into nearly 2,000 sq ft of upgraded living in this 3BR/2.5BA, 2-story home perfectly positioned near downtown Fort Lauc tile kitchen with granite counters, solid wood cabinets, stainless appliances, wet bar, and custom closets with abundant stora windows & doors throughout. The main level and upstairs feature wood-look flooring. The primary suite impresses with two w and a spa-style bath, while two additional bedrooms connect through a Jack-and-Jill bath. Sip morning coffee on two serene overlooking the Nature Preserve. Unbeatable location with quick access to I-95, canal access, riverfront parks, top restauran entertainment—just steps away. 2022 A/C, washer, fridge & water heater; 2023 dryer. A rare find—don't miss it!

## PROPERTY LOCATION





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