





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 Lauderdale. The kitchen features granite counters, solid wood cabinets, stainless appliances, wet bar, and custom closets with abundant storage. Large windows & doors throughout. The main level and upstairs feature wood-look flooring. The primary suite impresses with two walk-in closets and a spa-style bath, while two additional bedrooms connect through a Jack-and-Jill bath. Sip morning coffee on two serene patios overlooking the Nature Preserve. Unbeatable location with quick access to I-95, canal access, riverfront parks, top restaurants, and shopping—all just steps away. 2022 A/C, washer, fridge & water heater; 2023 dryer. A rare find—don't miss it!



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