



A11656045 © Miami MLS® 2024

**\$1,699,990**

## **1801 23RD AVE, FORT LAUDERDALE, FL, 33305**

<https://igorpresman.com>

Prestigious Ocean Access – Waterfront with 78’ of Frontage, Located in the Exclusive Gated Community of Bal Harbour, FLL’s Hidden Gem. Proudly maintained by its original owner, this meticulously kept home features 3beds, 3baths, and sits on a spacious lot with a sprawling backyard and expansive pool. Priced ideally to design/build your dream home. Recent [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1630 sq ft



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## Building Details

**Cooling features:** Ceiling Fan(s), Central Air, Electric

**NewConstructionYN:** No

**Exterior material:** CBS Construction, Slab Construction

**Heating:** Central, Electric

**ArchitecturalStyle:** Detached, One Story, Split Level

**Building Name:** BAL HARBOUR

**Roof:** Flat Tile

**Parking:** Driveway, No Trucks/Trailers, Paver Block

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## Amenities & Features

**Features:** First Floor Entry, Other, Split Bedroom

**CommunityFeatures:** Voluntary Hoa

**PoolFeatures:** In Ground

**GarageYN:** Yes

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Dishwasher, Dryer, Electric Range, Refrigerator, Washer

**ExteriorFeatures:** Open Balcony

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

