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**\$1,090,000**

## **2537 MARATHON LN, FORT LAUDERDALE, FL, 33312**

<https://igorpresman.com>

Boaters Dream! Highly desirable waterfront Fort Lauderdale location with brand new 95' dock on the New River, with no fixed bridges and direct access to downtown, the Intracoastal and the Atlantic. Make this waterfront home yours. The property is currently under construction. Current owner will provide contractor info if needed. Great opportunity for investment [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1572 sq ft



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### **Rooms**



| Room type      | Dimensions | Area | Length | Width |
|----------------|------------|------|--------|-------|
| PrimaryBedroom | 13x11      | 143  | 13     | 11    |
| LivingRoom     | 21x18      | 378  | 21     | 18    |
| SecondBedroom  | 10x14      | 140  | 10     | 14    |
| Kitchen        | 11x26      | 286  | 11     | 26    |

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## Building Details

**Cooling features:** Central Air  
**NewConstructionYN:** No  
**Roof:** Shingle  
**Parking:** Golf Cart Parking, Guest, Other

**ArchitecturalStyle:** Detached, Split Level  
**Building Name:** LAUDERDALE ISLES NO 2-BLK  
**Heating:** Central

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## Amenities & Features

**Features:** Family Room, First Floor Entry, Other, Walk-In Closet(s)  
**CommunityFeatures:** Boating, Public Road  
**Waterfront available:** Yes  
**AttachedGarageYN:** No  
**PoolPrivateYN:** No

**Amenities:** Electric Water Heater, Microwave, Refrigerator  
**PoolFeatures:** In Ground  
**GarageYN:** No  
**CoolingYN:** Yes  
**FireplaceYN:** No

