



A11722594 © Miami MLS © 2025

**\$534,000**

## **81 17TH CT, FORT LAUDERDALE, FL, 33305**

<https://igorpresman.com>

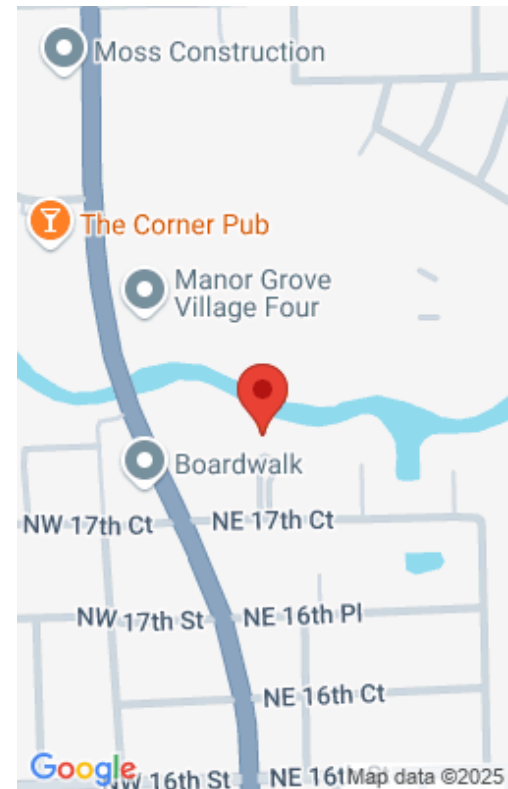
An exquisite corner-unit townhouse, rarely available, featuring 2 bedrooms and 2.5 baths. The private backyard is a serene tropical oasis, gracefully overlooking the Middle River. Inside, soaring 20-foot vaulted ceilings create an air of grandeur, offering an unparalleled living experience in a truly distinguished setting.

- 2 beds
- 2 baths
- Residential
- Townhouse
- Active
- 1791 sq ft



### **Reinaldo Delgado**

Cohen & Roth, LLC



---

## Building Details

**Cooling features:** Central Air, Electric

**NewConstructionYN:** No

**Heating:** Central, Electric

**Parking:** 2 Or More Spaces, Assigned, Guest, No Trucks/Trailers

**ArchitecturalStyle:** Corner Unit, Patio/Cluster, Split Level

**Building Name:** MIDDLE RIVER TOWNHOUSES

**Exterior material:** Other

---

## Amenities & Features

**Features:** Entrance Foyer, Family Room, First Floor Entry, Skylight, Split Bedroom, Utility Room/Laundry, Walk-In Closet(s)

**Amenities:** Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Self Cleaning Oven, Washer

**ExteriorFeatures:** Open Balcony

**GarageYN:** No

**CoolingYN:** Yes

**FireplaceYN:** No

**Security Features:** Unit Alarm

**WindowFeatures:** Complete Accordion Shutters, Skylight, Single Hung Metal, Sliding

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

