

2709 15TH STREET FORT LAUDERDALE FL 33304

<https://candiscarmichael.com>



Rare waterfront opportunity in Fort Lauderdale offering the benefit of no HOA fees and a thoughtfully designed layout ideal for both everyday living and entertaining. This well-appointed 3-bedroom, 3.5-bath residence features high ceilings and travertine flooring throughout, generous living spaces, and the privacy of a full en-suite bath in every bedroom. The open kitchen is [...]

- 3 beds
- 4 baths
- Residential
- Townhouse
- Active
- 2856 sq ft



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRTB8550109



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8550109>

Basics

Bathrooms Full: 3

Date added: Added 1 hour ago

Type: Residential

Bathrooms: 4 baths

Floors: 2 floors

Lot size, sq ft: 3873 sq ft

View: Water

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 2856 sq ft

Year built: 2005

SubdivisionName: CORAL RIDGE 21-50 B

GarageSpaces: 2

Location Details

Township: 49

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Upstairs, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Travertine

Patio And Porch Features: Deck

Spa Features: Above Ground, Heated

Waterfront Features: Canal Front

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Awning(s), Balcony, Outdoor Grill, Outdoor Kitchen, Sidewalk, Storage

Roof: Tile

Window Features: Skylight(s), Storm Window(s)

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer, Water Purifier, Wine Refrigerator

Laundry Features: Inside, Upper Level

Spa YN: Yes

Waterfront YN: Yes

Parking Features: Driveway, Electric Vehicle Charging Station(s), Other

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Wood

Security Features: Security System Owned, Smoke Detector(s)

Utilities: Public

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Sidewalk, Paved

Property Details

Subdivision Name: CORAL RIDGE 21-50 B

Levels: Two

Direction Faces: South

Construction Materials: Stucco

Property Condition: Completed

Parcel Number: 49-42-36-02-1600

Property Attached YN: Yes

Foundation Details: Block

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Community Features: None

Association Fee Includes: None



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$15,966

Tax Legal Description: CORAL RIDGE 21-50 B E 30.98 OF LOT 1
BLK 12 AKA:UNIT A-2709 NE 15 ST 1500 BAYVIEW DRIVE
TOWNHOMES

Tax Lot: 1

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	20x12.5	First	12.5	20
Living Room	15.7x18.6	First	18.6	15.7
Primary Bedroom	15x15.5	Second	15.5	15

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

Spa Features: Above Ground, Heated

CommunityFeatures: None

ExteriorFeatures: Awning(s), Balcony, Outdoor Grill, Outdoor Kitchen, Sidewalk, Storage

Features: Ceiling Fans(s), Crown Molding, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, PrimaryBedroom Upstairs, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Security System Owned, Smoke Detector(s)

WindowFeatures: Skylight(s), Storm Window(s)

Utilities: Public

Amenities: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer, Water Purifier, Wine Refrigerator

Building Details

NewConstructionYN: No

Exterior material: Stucco

Parking: Driveway, Electric Vehicle Charging Station(s), Other

Heating: Central, Electric

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Other Structures: Outdoor Kitchen, Storage

Occupant Type: Vacant

Showing Requirements: Call Listing Agent, See Remarks, ShowingTime



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