



Listing

117 SE 12th Avenue Fort Lauderdale, FL 33301



Condo/Co-Op/Villa/Townhouse
List Price: \$750,000
MLS #: [R10603771](#)
Status: Active
Type: Townhouse
Prop Class: Condo/Co-Op/Villa/Townhouse
County: Broward County
Subdivision: Colee Hammock
Beds: 3
SqFt Liv Area: 3,253
Year Built: 2005/Resale
Acres:
Style: T51-Townhouse Fee Simple
Folio #: 504211070741
Dev Name: Sunset Hammock
MLS Area: 3280
Zoning: 01 / SF
Baths: 4/0
SqFt Total: 4,029
Lot SqFt: 3,125

Legal Description: BEVERLY HEIGHTS 1-30 B LOT 11 S 25 BLK 18
Virtual Tour: <https://www.propertypanorama.com/117-SE-12th-Avenue-Fort-Lauderdale-FL-33301/unbranded>
Elementary: Harbordale
High: Fort Lauderdale
Middle: Sunrise

Remarks: Colee Hammock, 1 Block from Las Olas! ALL IMPACT GLASS. No HOA. 2 car garage. Great schools. 2 Master bedrooms. Expansive townhome, 3,253 square ft of living area, steps from Las Olas. This 3 Bed 4 Full Bath home features saturnia marble flooring, custom cabinetry and quartz countertops, stainless steel appliances, range hood, and a private elevator. The American cherry staircase is adorned with ornamental iron balusters, leading up to an enormous master suite with wood flooring, master bath w/whirlpool tub, frameless glass shower with jet heads, and bidet. Separate laundry room. Enjoy your 3rd floor bedroom, separate office/den & wet bar while your guests enjoy city skyline views from the private wraparound rooftop terrace. Great rental/AirBnB opportunity!

Directions: Las Olas blvd to 12th Ave, north to 117 SE 12th Ave. Broward blvd to 12th Ave, S to 117 SE 12th Ave

General Information

HOPA: No HOPA
REO: No
Waterfront: No
Garage #/Desc: 2/Attached
Furnished: Unfurnished
Parking: 2 Or More Spaces
Flooring: Tile Floors
Construction: Cbs Construction
Pools: No
View: Garden View, Water View
Short Sale: No
Faces:
Lender Apprv:
Apx Lot Size: East of US-1
Dock #:
Carport #/Desc:
Ceiling Fans:
Parking Rstrct:
Main Liv Area:
Lot Desc: East Of Us 1
Design Desc:

Rooms

Bedroom: , ,
Master Bath: 2 Master Bathrooms, Bidet, Dual Sinks, Separate Tub & Shower, Whirlpool/Spa
Rooms: Den/Library/Office, Family Room, Laundry

Additional Information

Pets: Yes
Interior: Closet Cabinetry, Elevator, Foyer Entry, French Doors, Laundry Tub, Walk-In Closets, Wet Bar
Equip/ Appl: Automatic Garage Door Opener, Cooktop, Dishwasher, Dryer, Electric Range, Electric Water Heater, Icemaker, Microwave, Refrigerator, Smoke Detector, Washer
Windows: Blinds/Shades, Impact Glass, Plantation Shutters
Exterior Feat: Fence, Open Balcony, Patio, Room For Pool, Wrap-Around Balcony
Subdivision: No Subdiv/Park Info
Heating: Central Heat, Electric Heat
Cooling: Central Cooling, Electric Cooling
Water: Public Water
Roof: Barrel Roof
Restrictions: No Restrictions
Cable Avail:
Sprinkler:
Sewer: Sewer

Condo

Building #:
Security: Fenced, Burglar Alarm
Amenities: Other Amenities
Complex Name: Colee Hammock
Unit Floor:
Total Floors: 3
Bldg Units:
Govern Bodies: No Governing Body

Financial Information

Taxes: \$14,115/2019
Terms: Cash, Conventional, FHA
Type Assoc:
Tax Info:
Assumable:
Mbr Req/Fee: No

Customer Full

04/01/2020 12:39:45 AM

Photo Gallery

R10603771

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\$750,000

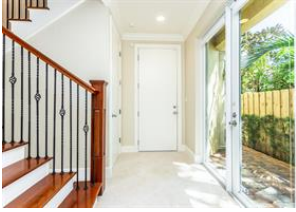


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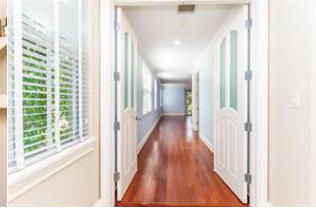


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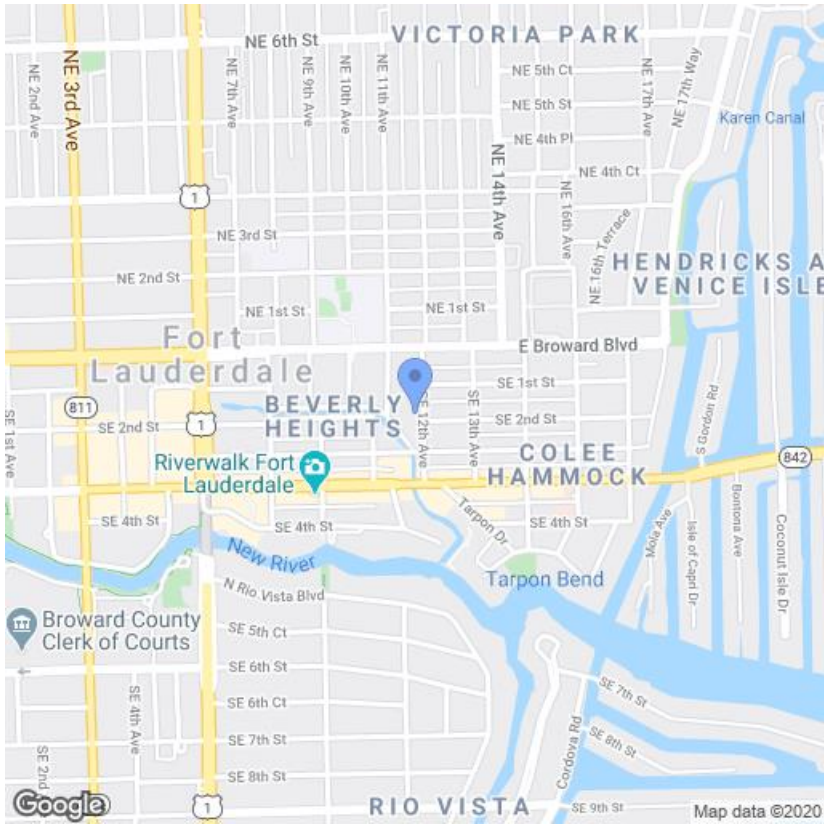
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