

Hamptons

INTERNATIONAL



1417 Ponce de Leon Dr, Fort Lauderdale, FL 33316

4 🏠 3 🚗

£2,390,000

(\$3,247,000)

Property details



Key features

- **Garage Count: 2 Car Garage**
- **Sewer: Public**
- **Pool Description: Pool**
- **Cooling: Central A/C**
- **Special Program: Global Luxury**
- **Water: City Water**

Attributes

 **Garage**

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Description

Located on Rio Vista's elegant Ponce De Leon Drive high on a ridge, offering direct ocean access from the Tarpon River-featuring 50 feet of waterfront (5 foot setbacks) and no fixed bridges just minutes from the ocean inlet. Spanning over 4,000 square feet with a first-floor den, three upstairs bedrooms, an additional bedroom downstairs, with full laundry rooms on each level. The owner's suite features a gas fireplace and a spa-inspired bath with a soaking tub, dual vanities, and an oversized walk-in shower. The chef's kitchen has premium appliances, including a WOLF gas range and Sub-Zero refrigerator for entertaining. Most rooms open to wide screened terraces on both floors. Additional highlights include a newer roof, HVAC systems, a brand new water heater, and an oversized two-car garage. Conveniently located near the airport, train station, beaches, and Las Olas Boulevard dining and shopping.

































































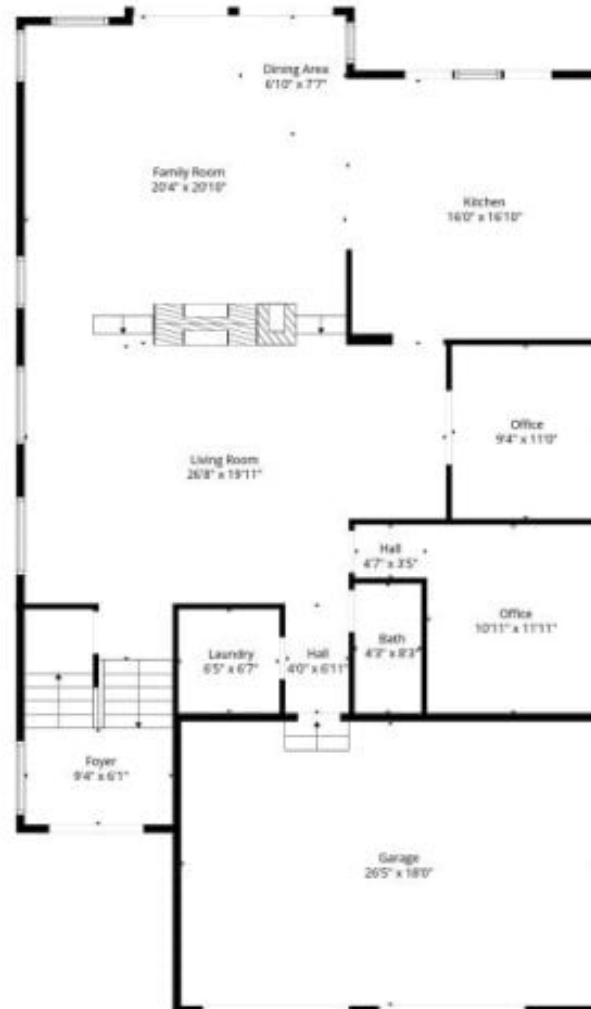












TOTAL: 3195 sq. ft

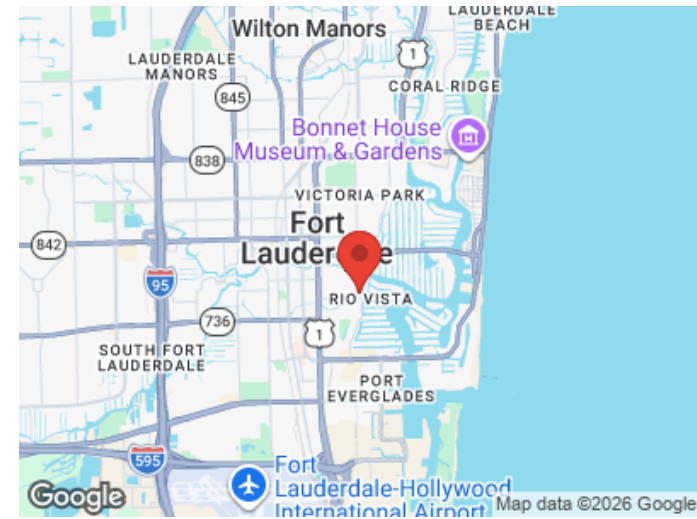
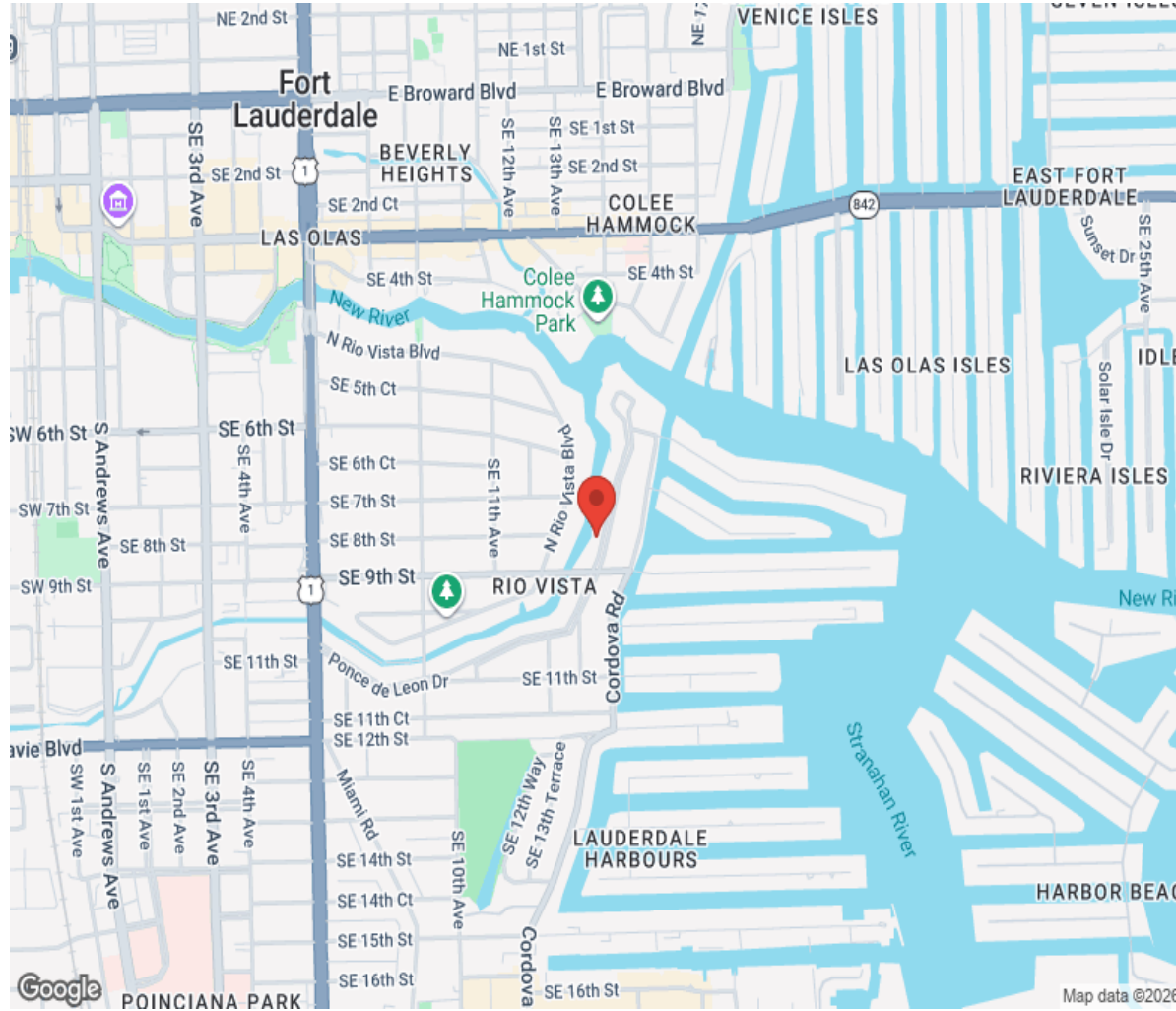
1st floor: 1602 sq. ft, 2nd floor: 1593 sq. ft

EXCLUDED AREAS: GARAGE: 477 sq. ft, OPEN TO BELOW: 73 sq. ft, BALCONY: 190 sq. ft,
WALLS: 229 sq. ft

Floor Plan Created By CostoCase App. Measurements Deemed Highly Reliable But Not Guaranteed.



Location



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