



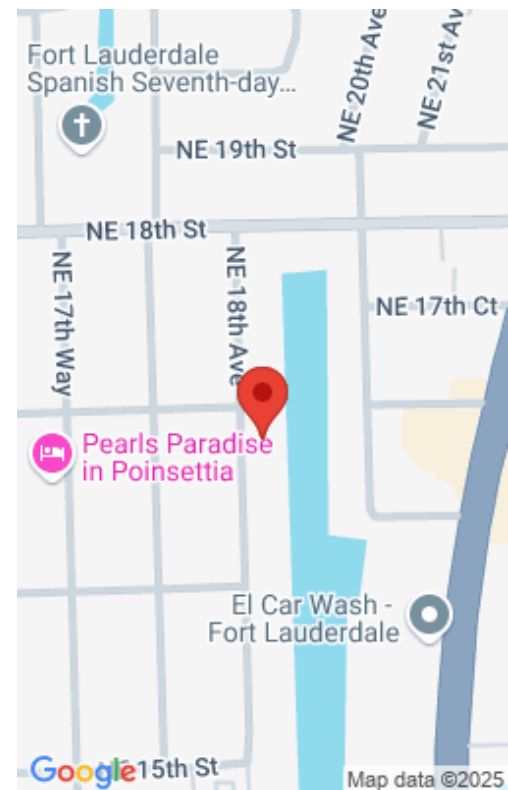
\$2,450,000

1636 18TH AVE, FORT LAUDERDALE, FL, 33305

<https://ritterproperties.com>

Experience the ultimate lakeside retreat in Poinsettia Heights nestled on the shores of Lake Melva, just 1.4mi from the beach and a stroll to A1A. This exquisite 4BR/4.5BA home boasts an open floor plan, where impact doors and windows invite abundant natural light, creating an inviting atmosphere. The kitchen is a focal point, equip with modern appliances, and perfect for everyday meals [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2950 sq ft



Basics

Date added: Added 1 month ago

Type: Residential

Bedrooms: 4 beds

Half baths: 1 half bath

Area: 2950 sq ft

SubdivisionName: LAKELAND RESUB

GarageSpaces: 2

ListAOR: Miami Association of REALTORS®

Category: Single Family Residence

Status: Active

Bathrooms: 4 baths

Total rooms: 10

Lot size, sq ft: 9749 sq ft

ListOfficeName: LoKation

View: Garden, Lake, Pool

MLS ID: A11677579

Rooms



Room type	Dimensions	Area	Length	Width
PrimaryBedroom	15'6x16'8	258.333333	15.5	16.666666
ThirdBedroom	11'0x13'3	145.75	11	13.25
FourthBedroom	15'0x13'0	195	15	13
SecondBedroom	11'0x13'3	145.75	11	13.25
FamilyRoom	16'0x21'7	345.333333	16	21.583333
LivingRoom	19'8x20'7	404.805555	19.666666	20.583333
Kitchen	11'0x13'3	145.75	11	13.25
PatioBalcony	664 sqft			
Porch	251 sqft			
UtilityRoom	6'0x7.6	45.599999	6	7.6

Building Details

Cooling features: Central Air

ArchitecturalStyle: Attached, One Story

Building Name: LAKELAND RESUB

Roof: Flat Roof With Facade Front

Parking: Driveway, Slab/Strip

Year built: 2024

NewConstructionYN: Yes

Exterior material: Elevated Construction

Heating: Central



Amenities & Features

Features: Built-in Features, Closet Cabinetry, Custom Mirrors, First Floor Entry, Pantry, Utility Room/Laundry, Vaulted Ceiling(s), Walk-In Closet(s)

Amenities: Dishwasher, Disposal, Dryer, Electric Range, Electric Water Heater, Ice Maker, Microwave, Refrigerator, Wall Oven, Washer

WindowFeatures: Clear Impact Glass, Complete Impact Glass, High Impact Windows, Impact Glass

PoolFeatures: In Ground

GarageYN: Yes

CoolingYN: Yes

FireplaceYN: No

Security Features: Smoke Detector

CommunityFeatures: Paved Road, Street Lights

ExteriorFeatures: Built-In Grill, Lighting

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

