



A11708170 © Miami MLS® 2024

**\$1,250,000**

## **2031 22ND AVE, FORT LAUDERDALE, FL, 33312**

<https://ritterproperties.com>

Beautifully renovated 3-bedroom, 2-bathroom single-story pool home located on a private cul-de-sac in the highly desirable Flamingo Park community. This waterfront property offers 74 feet of water frontage with direct ocean access and no fixed bridges, perfect for boating enthusiasts. The private 55-foot dock, equipped with electric and water, can accommodate boats up to 65 [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1884 sq ft



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## Basics

**Date added:** Added 3 weeks ago

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 7300 sq ft

**ListOfficeName:** La Playa Properties Group Inc

**View:** Other

**MLS ID:** A11708170

**Category:** Single Family Residence

**Status:** Active

**Bathrooms:** 2 baths

**Area:** 1884 sq ft

**SubdivisionName:** FLAMINGO PARK SEC

**GarageSpaces:** 2

**ListAOR:** Miami Association of REALTORS®

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## Building Details

**Cooling features:** Central Air

**ArchitecturalStyle:** Attached, One Story

**Building Name:** FLAMINGO PARK SEC

**Roof:** Other

**Parking:** Other

**Year built:** 1971

**NewConstructionYN:** No

**Exterior material:** CBS Construction

**Heating:** Central

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## Amenities & Features

**Features:** First Floor Entry, Other

**CommunityFeatures:** Pool, Exercise Room

**PoolFeatures:** Above Ground

**GarageYN:** Yes

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Dishwasher, Disposal, Dryer, Electric Range, Ice Maker, Microwave, Refrigerator, Trash compactor, Washer

**ExteriorFeatures:** Lighting

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

