



## 2201 46TH TER, FORT LAUDERDALE, FL, 33317

<https://ritterproperties.com>

Beautiful Fort Lauderdale Home 3 Bedroom / 2 Baths with no HOA and \$3,000 Seller Credit - A Must-See! In Fort Lauderdale's most sought-after neighborhoods. Set on an oversized lot, this home offers a massive backyard perfect for outdoor fun, gardening, or creating your own oasis. Located just minutes from the Hard Rock, Fort Lauderdale [...]

**\$469,900**

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1404 sq ft



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## Basics

**Date added:** Added 4 weeks ago

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 1404 sq ft

**SubdivisionName:** BROADVIEW PARK SEC 2  
AMEN

**View:** None

**MLS ID:** A11693885

**Category:** Single Family Residence

**Status:** Active

**Bathrooms:** 2 baths

**Total rooms:** 8

**Lot size, sq ft:** 7000 sq ft

**ListOfficeName:** American Dream House  
Realty

**ListAOR:** Miami Association of REALTORS®

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## Rooms



Room type	Dimensions	Area	Length	Width
FloridaRoom	14 x 10	140	14	10
Kitchen	9 x 15	135	9	15
LivingRoom	15 x 15	225	15	15
PrimaryBedroom	13 x 10	130	13	10
SecondBedroom	11 x 11	121	11	11
DiningRoom	14 x 10	140	14	10
UtilityRoom	17 x 10	170	17	10
ThirdBedroom	9 x 11	99	9	11

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## Building Details

**Cooling features:** Ceiling Fan(s), Central Air, Electric

**ArchitecturalStyle:** Detached, Half Duplex

**Building Name:** BROADVIEW PARK SEC 2 AMEN

**Heating:** Central

**Year built:** 1956

**NewConstructionYN:** No

**Roof:** Shingle

**Parking:** Detached Carport, Driveway

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## Amenities & Features



**Features:** 3 Bedroom Split, First Floor Entry, Florida Room, Utility Room/Laundry

**CommunityFeatures:** Street Lights

**ExteriorFeatures:** Fruit Trees

**GarageYN:** No

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Dryer, Electric Water Heater, Gas Range, Microwave, Refrigerator

**WindowFeatures:** Hurricane Shutters

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

