



A111721971 © Miami MLS © 2025

**\$3,495,000**

## **3301 16TH CT, FORT LAUDERDALE, FL, 33305**

<https://ritterproperties.com>

Tucked away in an exclusive beach neighborhood, this beach home is one of just 18 homes directly on Birch State Park's pristine freshwater lagoon. Offering unmatched privacy, the residence features a 3-bedroom main house along with a 1-bedroom guest cottage, complete with its own kitchen and full bath. The home features vaulted ceilings with beautifully [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3019 sq ft



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## Basics

**Date added:** Added 1 day ago

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 7327 sq ft

**ListOfficeName:** Douglas Elliman

**View:** Lagoon

**MLS ID:** A11721971

**Category:** Single Family Residence

**Status:** Active

**Bathrooms:** 3 baths

**Area:** 3019 sq ft

**SubdivisionName:** LAS OLAS BY THE SEA EXT

**GarageSpaces:** 2

**ListAOR:** Miami Association of REALTORS®

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## Building Details

**Cooling features:** Electric

**ArchitecturalStyle:** Detached, One Story

**Building Name:** LAS OLAS BY THE SEA EXT

**Heating:** Electric

**Year built:** 1986

**NewConstructionYN:** No

**Roof:** Barrel Roof, Curved/S-Tile Roof

**Parking:** Driveway, Paver Block

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## Amenities & Features

**Features:** Closet Cabinetry, Cottage, Den/Library/Office, Family Room, First Floor Entry, Pantry, Separate Guest/In-Law Quarters, Split Bedroom, Studio Apartment

**Amenities:** Bottled Gas, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Wall Oven, Washer

**WindowFeatures:** Clear Impact Glass, Complete Impact Glass, Blinds

**PoolFeatures:** In Ground, Pool/Spa Combo

**GarageYN:** Yes

**CoolingYN:** Yes

**FireplaceYN:** No

**Security Features:** Smoke Detector

**CommunityFeatures:** Voluntary Hoa

**ExteriorFeatures:** Barbeque, Lighting

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

