

A11531680 © Miami MLS® 2024



**\$374,990**

## **524 21ST AVE, FORT LAUDERDALE, FL, 33311**

<https://ritterproperties.com>

No HOA. Rented for \$2,076/month to a Section 8 tenant (as of Apr 2025: 100% government). Potential rent increase to \$2,520/month (renewal date: July 31, 2025). Exclusive Incentive for primary and investors: save 2 points on your rate with my lender (e.g., 6.5% drops to 4.5%). Primary residents enjoy free appraisal and fully covered mortgage [...]

- 3 beds
- 1 bath
- Residential
- Single Family Residence
- Active
- 870 sq ft

### **Basics**



**Date added:** Added 4 months ago  
**Type:** Residential  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths  
**Lot size, sq ft:** 7487 sq ft  
**ListOfficeName:** London Foster Realty  
**ListAOR:** Miami Association of REALTORS®

**Category:** Single Family Residence  
**Status:** Active  
**Bathrooms:** 1 bath  
**Area:** 870 sq ft  
**SubdivisionName:** RIVER BEND  
**View:** Garden  
**MLS ID:** A11531680

## Building Details

**Cooling features:** Wall/Window Unit(s)  
**ArchitecturalStyle:** Detached, One Story  
**Building Name:** RIVER BEND  
**Roof:** Shingle  
**Parking:** None

**Year built:** 1954  
**NewConstructionYN:** No  
**Exterior material:** CBS Construction  
**Heating:** Electric

## Amenities & Features

**Features:** First Floor Entry, No Additional Rooms  
**CommunityFeatures:** None  
**GarageYN:** No  
**CoolingYN:** Yes  
**FireplaceYN:** No

**Amenities:** Dishwasher, Electric Range, Refrigerator, Washer  
**Waterfront available:** No  
**AttachedGarageYN:** No  
**PoolPrivateYN:** No

