



**\$435,000**

**809 12TH AVE, FORT LAUDERDALE, FL,  
33311**

<https://ritterproperties.com>

The Ultimate Fort Lauderdale Opportunity Discover the perfect blend of security, style, and location in this meticulously maintained 3-bedroom, 2-bathroom single-family home. Whether you are looking for a primary residence or a turnkey rental, this CBS-constructed (Concrete Block) gem is built to last and designed to impress. ? Property Highlights: Built for Peace of Mind: [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1249 sq ft

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**Basics**



**Date added:** Added 5 months ago

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 1249 sq ft

**SubdivisionName:** LINCOLN PARK THIRD  
ADD, Lincoln Park Third A

**View:** Garden

**MLS ID:** A11899947

**Category:** Single Family Residence

**Status:** Active

**Bathrooms:** 2 baths

**Total rooms:** 5

**Lot size, sq ft:** 4578 sq ft

**ListOfficeName:** Tribeca Development LLC

**ListAOR:** Miami Association of REALTORS®

## Rooms

Room type	Dimensions	Area	Length	Width
SecondBedroom	11 x 10	110	11	10
ThirdBedroom	11 x 10	110	11	10
FamilyRoom	14 x 10	140	14	10
PrimaryBedroom	13 x 12	156	13	12
Kitchen	10 x 9	90	10	9

## Building Details



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

**ArchitecturalStyle:** Detached, One Story

**Building Name:** LINCOLN PARK THIRD ADD

**Exterior material:** CBS Construction, Stucco

**Parking:** Additional Spaces Available, Driveway, No Rv/Boats, No Trucks/Trailers

**Year built:** 1957

**NewConstructionYN:** No

**Heating:** Central, Electric

**Roof:** Composition Roll

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## Amenities & Features

**Features:** Built-in Features, Closet Cabinetry, Family Room, First Floor Entry, Pantry, Volume Ceilings

**CommunityFeatures:** Street Lights

**ExteriorFeatures:** Lighting

**GarageYN:** No

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Dishwasher, Disposal, Dryer, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer

**WindowFeatures:** Blinds, Impact Glass

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

