

# 1317 1ST ST FORT LAUDERDALE FL 33301 1317 SE 1ST ST 1317

<https://www.cays.com>



\$1,250,000



COLEE HAMMOCK 1-17 B LOT 12 N 59 BLK 30 Fabulous TH a few blocks from Las Olas Blvd. 4 BR, 3 Bath, open floorplan kitchen/living/dining w/Fireplace. Walk-in pantry. New Impact Windows/Doors, New Energy Efficient A/C with built-in dehumidifier & relined hygienic ductwork. New GE Cafe Induction stovetop with double convection oven including air fryer. [...]

- 4 beds
- 3, 3 baths
- Residential, Townhouse
- Residential, Townhouse
- Active
- 2380 sq ft

## Basics



**Category:** Residential, Townhouse  
**Status:** Active  
**Bathrooms:** 3, 3 baths  
**Floors:** 2 floors  
**Year built:** 2001  
**Subdivision Name:** COLEE HAMMOCK

**Type:** Residential, Townhouse  
**Bedrooms:** 4 beds  
**Half baths:** 0 half baths  
**Area:** 2380 sq ft  
**View:** Garden  
**County:** Broward

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## Property details

**Subdivision Name:** COLEE HAMMOCK

**Parcel Number:** 33301

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## Property Features

**Parking Features:**  
Attached, Garage, TwoOrMoreSpaces, GarageDoorOpener

**Cooling Y/N:** 1

**Heating:** Central

**Pets Allowed:** NoPetRestrictions, Yes

**Stories Total:** 2

**Cooling:**  
CentralAir, CeilingFans

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Garden

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## Rooms & Units Description

**Unit Number:** 1317

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## Location Details

**County Or Parish:** Broward

**Elementary School:** Harbordale

**High School:** Fort Lauderdale

**Directions:** Please use GPS

**Middle/Junior School:** Sunrise



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# Building Details

**Construction Materials:** Block

**Garage Spaces:** 2

**Covered Spaces:** 2

**Floor covering:** Marble, Wood

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## Amenities & Features

**Parking Features:** Attached, Garage, TwoOrMoreSpaces, GarageDoorOpener

**Patio & Porch Features:** Balcony, Open

**Utilities:** CableAvailable

**Cooling:** CentralAir, CeilingFans

**Exterior Features:** Balcony, Courtyard, Fence

**Interior Features:** WetBar, BreakfastBar, Bidet, BuiltInFeatures, BedroomOnMainLevel, DualSinks, FamilyDiningRoom, FrenchDoorsAtriumDoors, FirstFloorEntry, Fireplace, Pantry, SittingAreaInPrimary, SeparateShower, UpperLevelPrimary, WalkInClosets

**Appliances:** Dryer, Dishwasher, ElectricRange, ElectricWaterHeater, Disposal, Microwave, Refrigerator, Washer

**Security Features:** SecuritySystem

**Association Amenities:** None

**Window Features:** Blinds, ImpactGlass

**Door Features:** FrenchDoors

**Heating:** Central

**Laundry Features:** InGarage

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# Nearby Schools

**Middle Or Junior School:** Sunrise

**High School:** Fort Lauderdale

**Elementary School:** Harbordale

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# Expenses, Fees & Taxes

**Tax Annual Amount:** \$18,695

**Tax Year:** 2024

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# Miscellaneous

**List Office Name:** United Realty Group Inc

**Direction Faces:** North

**Listing Terms:** Cash, Conventional, FHA, VaLoan

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# Miscellaneous



**Above Grade  
Finished Area:**  
Fort Lauderdale, FL

**Virtual Tour URL:**  
<https://www.propertypanorama.com/instaview/mia/A11684704>

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## Courtesy of

**Office Name:** United Realty Group Inc

