

# 1636 18TH AVE FORT LAUDERDALE FL 33305 1636 NE 18TH AVE

<https://www.cays.com>



**\$2,450,000**



LAKELAND RESUB 27-22 B LOT 24 Experience the ultimate lakeside retreat in Poinsettia Heights nestled on the shores of Lake Melva, just 1.4mi from the beach and a stroll to A1A. This exquisite 4BR/4.5BA home boasts an open floor plan, where impact doors and windows invite abundant natural light, creating an inviting atmosphere. The kitchen is a focal point, equip with [...]

- 4 beds
- 4, 5 baths
- Residential, SingleFamilyResidence
- Residential, SingleFamilyResidence
- Active
- 2950 sq ft

## Basics



**Bathrooms Half:** 1

**Category:** Residential, SingleFamilyResidence

**Type:** Residential, SingleFamilyResidence **Status:** Active

**Bedrooms:** 4 beds

**Bathrooms:** 4, 5 baths

**Half baths:** 1 half bath

**Total rooms:** 10

**Floors:** 1 floor

**Area:** 2950 sq ft

**Lot size:** 9749, 9749 sq ft

**Year built:** 2024

**Property Condition:** UnderConstruction **View:** Garden,Lake,Pool

**Subdivision Name:** LAKELAND RESUB **County:** Broward

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## Property details

**Subdivision Name:** LAKELAND RESUB

**Lot Size Square Feet:** 9749

**Parcel Number:** 33305

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## Property Features

**Waterfront Features:**

LakeFront,LakePrivileges,NavigableWater

**Parking Features:**

Attached,Driveway,Garage,ParkingPad,GarageDoorOpener

**Cooling:** CentralAir

**Cooling Y/N:** 1

**Garage Y/N:** 1

**Heating:** Central

**Heating Y/N:** 1

**Pets Allowed:** NoPetRestrictions,Yes

**View:** Garden,Lake,Pool

**View Y/N:** 1

**Waterfront Y/N:** 1

**Stories:** 1

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## Rooms & Units Description

**Total Rooms:** 10

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## Location Details



**County Or Parish:**  
Broward

**Directions:** From I-95, take Exit 29 for Sunrise Blvd. Head east on Sunrise Blvd. Turn Left onto NE 15th Ave, then right onto NE 18th St. Turn right onto NE 18th Ave. Destination, 1636 NE 18th Ave, Fort Lauderdale, FL 33305, will be on your Left.

**High School:** Fort  
Lauderdale

**Zoning Description:** RS-8

## Building Details

**Water Source:** Public

**Architectural Style:** ContemporaryModern,OneStory

**Lot Features:** LessThanQuarterAcre

**Sewer:** PublicSewer

**Construction Materials:** Block

**Covered Spaces:** 2

**Foundation Details:** Raised

**Garage Spaces:** 2

### Amenities & Features

**Pool Features:** InGround,Pool

**Security Features:** SmokeDetectors

**Roof:** Flat

**Window Features:** ImpactGlass

**Electric:** Fuses

**Furnished:** Unfurnished

**Interior Features:** BreakfastBar,BuiltInFeatures,BedroomOnMainLevel,ClosetCabinetry,DualSinks,FamilyDiningRoom,FirstFloorEntry,KitchenDiningCombo,CustomMirrors,MainLevelPrimary,Pantry,SeparateShower,VaultedCeilings,WalkInClosets

**Parking Features:** Attached,Driveway,Garage,ParkingPad,GarageDoorOpener

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

**Waterfront Features:** LakeFront,LakePrivileges,NavigableWater

**Cooling:** CentralAir

**Exterior Features:** Deck,Fence,Lighting,OutdoorGrill,Porch,SecurityHighImpactDoors

**Heating:** Central

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

## Nearby Schools

**High School:** Fort Lauderdale

## Expenses, Fees & Taxes

**Tax Annual Amount:** \$14,544

**Tax Year:** 2023

## Miscellaneous

**List Office Name:** LoKation

**Listing Terms:** Cash,Conventional

**Community Features:** StreetLights

**Direction Faces:** West

**Attribution Contact:** 305-726-4697



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## Miscellaneous

**Above Grade**

**Finished Area:**  
Fort Lauderdale, FL

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11677579>

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## Courtesy of

**Office Name:** LoKation

