

# 2601 13TH AVE FORT LAUDERDALE FL 33315 2601 SW 13TH AVE

<https://www.cays.com>



**\$1,189,000**

DEVONSHIRE 22-29 B LOT 1 BLK 1 Fully updated 5 Bedroom 2 Bath Duplex (could be converted back to Single family) with enormous/oversized back yard. Great potential - Zoned B2, and has multiple use including ALF/Nursing Home or regular business office. Best Deal ever - will NOT last in this Prime Location 15 minutes to [...]

- 5 beds
- 2, 2 baths
- Residential, SingleFamilyResidence
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- Active
- 1600 sq ft

## Basics



**Category:** Residential, SingleFamilyResidence

**Status:** Active

**Bathrooms:** 2, 2 baths

**Floors:** 1 floor

**Lot size:** 9367, 9367 sq ft

**Property Condition:** UpdatedRemodeled

**Subdivision Name:** DEVONSHIRE

**Type:** Residential, SingleFamilyResidence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Area:** 1600 sq ft

**Year built:** 1951

**View:** Garden

**County:** Broward County

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## Property details

**Subdivision Name:** DEVONSHIRE

**Lot Size Square Feet:** 9367

**Parcel Number:** 33315

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## Property Features

**Parking Features:**

DetachedCarport,Driveway,Guest,RVAccessParking

**Cooling:** CentralAir,Electric

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Garden

**Carport Y/N:** 1

**Cooling Y/N:** 1

**Heating:**

Central,Electric,Zoned

**Pets Allowed:**

NoPetRestrictions,Yes

**Stories:** 1

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## Location Details

**County Or Parish:** Broward County

**Elementary School:** Croissant Park

**Middle/Junior School:** New River

**High School:** Stranahan

**Zoning Description:** B-2



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## Building Details

**Water Source:** Public

**Lot Features:** Item14to12AcreLot

**Construction Materials:** Brick,Block

**Garage Spaces:** 6

**Floor covering:** CeramicTile, Terrazzo, Tile

**Architectural Style:** Detached,OneStory

**Sewer:** PublicSewer

**Covered Spaces:** 6

**Other Structures:** GuestHouse

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### Amenities & Features

**Pool Features:** None

**Security Features:** SecurityGuard

**Roof:** Flat,Shingle,Tile

**Window Features:** Blinds

**Exterior Features:** Barbecue,SecurityHighImpactDoors,Shed

**Interior Features:**

BuiltInFeatures,BedroomonMainLevel,BreakfastArea,ClosetCabinetry,FamilyDiningRoom,HandicapAccess,LivingDiningRoom,MainLevelPrimary,SplitBedrooms,TubShower

**Parking Features:**

DetachedCarport,Driveway,Guest,RVAccessParking

**Accessibility Features:** Other

**Utilities:** CableAvailable

**Cooling:** CentralAir,Electric

**Heating:** Central,Electric,Zoned

**Appliances:**

Dishwasher,ElectricWaterHeater,Disposal,Microwave

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## Nearby Schools

**Middle Or Junior School:** New River

**High School:** Stranahan

**Elementary School:** Croissant Park

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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$9,293

**Tax Year:** 2023

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## Miscellaneous

**Association Fee Frequency:** Annually

**Listing Terms:** Cash,Conventional,FHA203k,FHA

**Direction Faces:** East

**List Office Name:** Gold Harbor Realty Inc

**Community Features:** LaundryFacilities



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## Miscellaneous

**Above Grade**

**Finished Area:**  
Fort Lauderdale, FL

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11535072>

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## Courtesy of

**Office Name:** Gold Harbor Realty Inc

