

FOR SALE



3-STORY POOL HOME IN VICTORIA PARK



1613 NE 4th Court, Fort Lauderdale, FL 33301

HALLIDAY GROUP



This gorgeous home located in the quiet community of Victoria Park has all the qualities homeowners are looking for. Large open living spaces; kitchen outfitted with all stainless steel appliances; generous-sized master suite with his & her closets and a master bath straight out of a spa; and of course, plenty of storage throughout. Close to shopping, banking, several restaurants and just minutes from downtown Fort Lauderdale. Child-friendly, this home is near schools and Holiday Park is in the vicinity. Don't let this one get away!

Details:

- 3,708 total livable SF on 6,250 SF site. Total SF of house is 4,258
- 3 bedroom / 3.5 bath single family home with 2-car garage
- First floor features: living room with built-in fireplace, dining area, "Chef's" kitchen with walk-in pantry, half bath, den/office with closet and under-stair storage
- Second floor features: open loft area, master suite with spa-style bath and glass-enclosed shower stall, guest room with en suite bath, guest room, guest bath, storage closet, washer/dryer closet
- Third floor features: 169 SF room with built-in cabinetry and sink and french doors that open to a 123 SF balcony
- Lagoon-style in-ground pool with spillway water return
- All closets feature custom-built shelving and storage systems
- Wood floors throughout, bedrooms are carpeted
- Balconies in front and back
- Beautiful landscaping in front and back yards
- Security alarm system
- Generac full-house natural gas generator

Kitchen Features:

- Granite countertops and stainless steel appliances
- Wolf S.S. gas range/oven and vent hood with pot water spigot
- Sub-Zero S.S. refrigerator/freezer with side-by-side doors
- Sub-Zero S.S. under-counter wine cooler
- Fisher & Paykel S.S. 2-drawer dishwasher
- Sharp S.S. under-cabinet microwave oven
- Walk-in pantry with custom shelving and built-in storage cabinets

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by its principals.

**Shown by
appointment only**

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