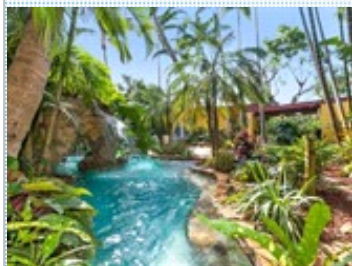# Tropical Paradise in the Heart of Fort Lauderdale

Cozy Home with Guest House at Sailboat Bend

444 SW 12th Ave , Fort Lauderdale FL 33312

MLS: A10376288   **PRICE:** $1,849,000.00

Bedrooms:	2	Subdivision:	Sailboat Bend
Full Baths:	2	Year Built:	1959
HOA:	None	Lot Size:	13708
Parking:	8 Cars	Sqft:	1368
Floors:	1		

PROPERTY FEATURES:

- Central A/C
- Central heat
- Fireplace
- High/Vaulted ceiling
- Tile floor
- Living room
- Dining room
- Dishwasher
- Refrigerator
- Stove/Oven
- Microwave
- Granite countertop
- Stainless steel appliances
- Washer
- Dryer
- Laundry area - garage
- Balcony, Deck, or Patio
- Yard
- Swimming pool

OTHER FEATURES:

- Gated Entrance

PROPERTY DESCRIPTION:

This hidden tropical treasure is walking distance to Las Olas Blvd. on the New Riverwalk. There are two one bedroom homes situated on a lot with 266' of waterfront, 165' of seawall and an 85' dock with easy access to the Ocean with no fixed bridges. Off the master bedroom you will find a tropical free flowing swimming pool that adds to its charm

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