




# Fort Lauderdale Beach New Construction - Modern Home

3300 Northeast 39th Street, Fort Lauderdale, FL, 33308

Price: \$ 2,790,000

					
NUMBER OF BEDS	NUMBER OF BATHROOMS	IN SQ FT. AREA	IN SQ FT. LOT	REFERENCE NUMBER	PROPERTY AGE YEAR BUILT
4	5	4,493.0	8,863.0	A10406281	2017

One of a kind, custom designed home with wow factor in Fort Lauderdale Beach. Brand new construction, contemporary architecture with keen attention to detail and over 135' of water frontage. Boater's paradise with direct ocean access & solid concrete construction. Efficiency as key design component with entertainment in mind. This 3-level home has every luxury covered with elevator to all 3 floors, including 1800+ SF rooftop terrace with views of ocean and intracoastal waterway. Other features include floor to ceiling accordion-style impact doors, terraces to enjoy our South Florida weather, open floor plan with Corsica Cream marble flooring, gourmet kitchen with 14.5' island with iridescent Lemurian Blue granite, Porcelanosa tiled designer bathrooms, generator, and so many more features that you won't want to leave.

## Amenities

- Air conditioning
- Barbecue area
- Central air conditioner
- Oversized doors
- Cuarto de lavado
- Outdoor kitchen
- Elevator
- Accesible a discapacitados
- Rooftop terrace
- Instalación de red
- Multi story
- Balcony / deck
- Boat dock/slip
- Generator
- Cul-de-sac
- Green building
- Display windows
- Garage
- Gazebo
- Calefacción
- Private elevator

## Ines Hegedus-Garcia

ines@miamism.com  
(305) 758-2323

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## Property Features

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- Custom Honduran mahogany entrance door with triple ply reinforcements and custom stainless steel locks, hinges and hardware.
- Kitchen Island countertop is 14.5 Ft long and 4.5ft wide and includes a designer waterfall feature matching the unique shape/angle of the island cabinetry. Backsplash is 15.25 Ft long
- Closets: All bedrooms have separate closets with cabinetry. The mudroom space between garage and kitchen includes 2 oversized pantry/coats/storage cabinets
- Impact resistant, commercial grade, aluminum frame windows and doors with Low-E insulated impact glass. Accordion Style with no tracks and multi-point locks.
- Kitchen appliances:
  - 2 Subzero refrigerator water filtration and dispenser
  - Subzero freezer with filtration and ice maker
  - Subzero wine cooler bottle capacity
  - Miele dishwasher
  - Wolf electric cooktop cooking surfaces & controls
  - Wolf stainless steel capacity hood
  - Wolf microwave oven
  - Wolf double electric with convection and controls
- Corsica Cream Marble flooring throughout (48" X 24")
- Construction:
  - Reinforced Concrete Structure including ceilings/roof and beams
  - CBS exterior walls stucco and interior insulation.
  - Interior walls insulated and thermal insulation/containers
  - Recessed metal beams with space available strips
- Custom interior doors: solid wood with concealed stainless steel hinges and hardware
- Custom designed kitchen with LIOHER designer cabinetry from Spain and BLOOM double mechanism for soft closing and push open.
- Laundry room (2nd floor)
  - LG high capacity, front efficiency washer & laundry pedestal
  - LG high capacity, front efficiency dryer with pedestal
  - Stainless steel utility with quartz countertop vanity
- Custom designed and built bathrooms
  - LIOHER designer cabinets and vanities from Spain
  - BLOOM double mechanism for soft closing and push open.
  - Jacuzzi tubs in 2 bathrooms
  - Hansgrohe shower bathrooms - Raindance air double shower hand held and overhead
  - Hansgrohe faucets
  - Porcelanosa design on all bathroom walls, floors, with designer trim finishes
  - All bathrooms have toilet rooms
- Exterior Terraces/Balconies have Opustone porcelain tiles (18"X36" More Bianco)
- Custom lighting throughout:
  - exterior lights around perimeter of roof terrace
  - CBS property walkway embedded lights (controlled remotely via PENTON automation system)
- wall-mount niche fountain with copper sink in roof terrace
- 48 KW generator installed on the roof, with 1000

- Concrete slab with insulation and special membrane
- 1800 SF deck raises the roof membrane of zero-maintenance synthetic wood.
- Designer, custom stainless steel railings both interior and exterior
- 50 foot long lap pool with all PENTAIR systems
  - salt water system
  - heater/cooler system
  - LED color changing
  - FIBER OPTIC bottom pool color changing
  - remote controlled via phone or tablet
- Dock and Seawall
  - 135' + completely new seawall and new concrete dock
  - 104' of linear concrete dock, with 10 concrete pillars with embedded lights, 2 with power water respectively
  - room for boat lift and boat facilities
  - dock has specialized and water pillar and glass large dock building
  - 2 green Aura underwater lights with photoeye dock
- Concrete Gazebo
  - concrete structure with power, roof lighting box, water and sewer ready for outdoor kitchen
  - stainless steel outdoor shower with drainage
- Utility room
  - designed and built panic room with all walls cmu/rebarbed and concrete beam door. (ready for sex door)
  - Built-In safe, enclosed phone line, CAT6 ethernet patch panels, intercom gateway, UPS and dedicated a/c unit.
- Garage: spacious 2-car garage with special high traffic epoxy floor covering treatment and - Triple Layer Polyurethane insulated modern grooved garage door
- Computer network / LAN
  - All rooms have 2 Cat6 cable drops that hook into utility room patch panels
  - house has a 48 port switch that ties into patch panels
- Elevator: Garaventa 4 person elevator with 3 stops (third is at the roof terrace)
- Sprinkler system: Rain Bird automated sprinkler system with internet/phone/tablet/pc access and control
- Aluminum designer, custom built gates and fences on both sides of house
- Air conditioning
  - 4 Carrier high efficiency units (SER 18): 2 on first floor, 2 serving second floor (one is dedicated master suite)
  - Internet connected thermostats that can be and controlled remotely via internet
  - One split a/c unit in utility room / panic room
- gallons tank buried under front driveway.