

NEW CONSTRUCTION · FORT LAUDERDALE, FL

A Brand-New Coastal Estate

5 bedrooms + office · 5.5 baths · 3,700 SF
Pool & summer kitchen

\$3,500,000

Address withheld · Private showings by appointment

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At a Glance

A two-story, ground-up new build on an oversized lot, finished in a clean coastal-contemporary style with a standing-seam metal roof, deep overhangs and a private pool-and-BBQ yard.



Kitchen and office interior preview



3,700

SF living area



5

Bedrooms + office



5.5

Bathrooms



6,250

SF lot



Pool

with BBQ area



2-Car

Garage · 476 SF



Built to Last

Solid masonry construction with the details that matter in South Florida.



Concrete block (CBS) construction

8" reinforced block exterior walls with stucco finish; built to the 2023 Florida Building Code.



Standing-seam metal roof

Dark bronze metal roofing with deep, bracketed overhangs for shade and curb appeal.



Hurricane-rated openings

Florida product-approved impact windows and doors throughout, in black frames.



Paver motor court

Full-width paver driveway and walkways framed by mature palms.



Natural gas service

Gas range, gas outdoor grill and gas water heater.

Light, Height & Flow

An open great room anchors the main level, with the kitchen, dining and covered porch all flowing from it.



Wood-inlay tray ceilings

Recessed coffers lined in natural wood plank with integrated LED downlights.



9'-4" ceilings on both floors

Tall ceilings throughout, rising to 10'-1" over the covered porch.



Wood-look porcelain plank floors

Wide-plank porcelain tile throughout for a warm, low-maintenance finish.



Chef's kitchen

Oversized island with prep sink, gas range with vented hood, and a walk-in pantry.



Indoor-outdoor living

Wide sliders open the great room to the covered porch, summer kitchen and pool.



Living room interior preview

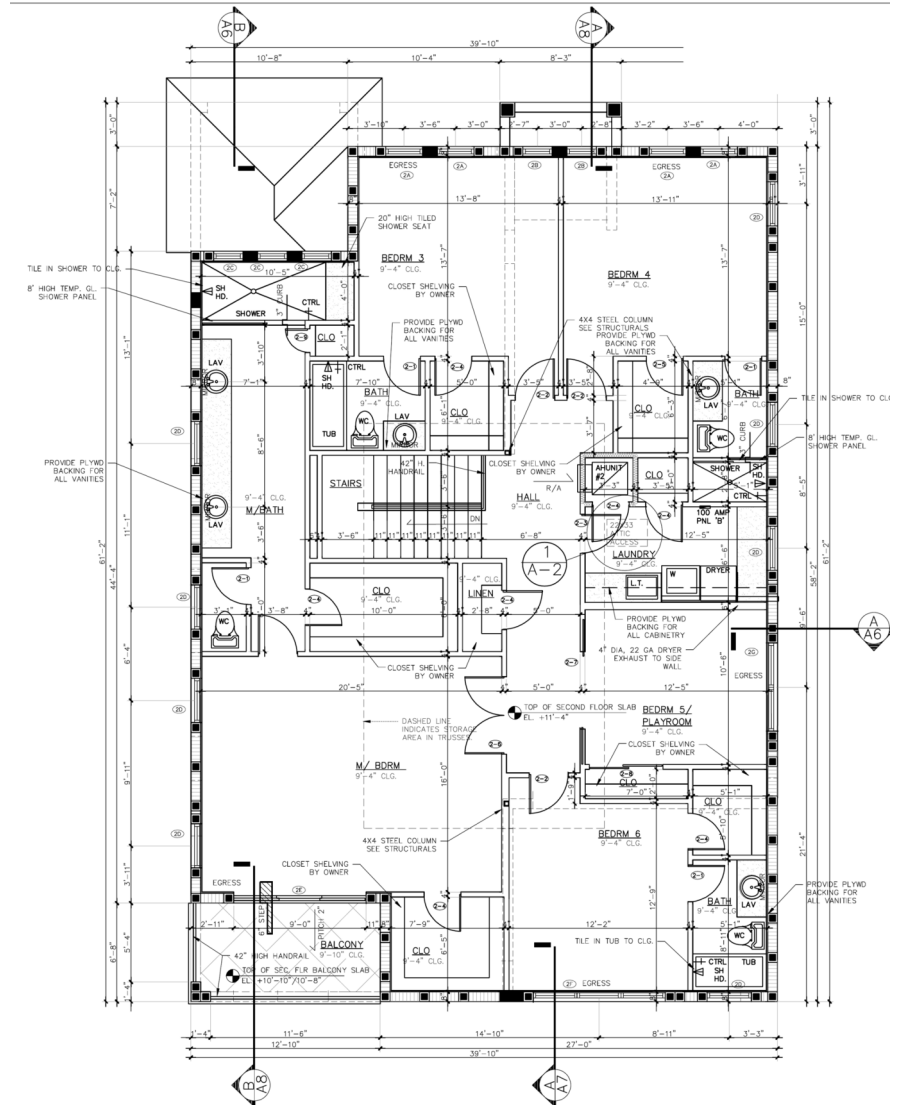
476 SF, with smart vents and gas / electrical service



Second Floor

2,082 SF air-conditioned • 5 bedrooms • 4 full baths

- **Primary suite**
Rear-facing bedroom with private balcony, oversized walk-in closet and spa bath with dual vanities, glass shower and soaking tub
- **Bedrooms 3 & 4**
Front-facing rooms, each with a private bath and walk-in closet
- **Bedroom 5 / playroom**
Flexible room with double closet
- **Bedroom 6**
Rear corner room with en-suite tub bath
- **Laundry room**
Full-size washer and dryer with cabinetry and linen closet
- **Private balcony**
82 SF covered rear balcony off the primary bedroom



SECOND FLOOR PLAN
SCALE: 1/4\"=1'-0"

Outdoor Living

A 6,250 SF lot planned around the pool.



Large pool

Private pool in the rear yard with a dedicated pump and equipment pad.



Summer kitchen

Built-in gas BBQ, bar sink and refrigerator on the 235 SF covered porch.



Covered porch

10'-1" ceilings and wide sliders straight into the great room and dining.



Landscaping

Mature palms and a paver motor court frame the front of the home.

Pool and yard photography to follow at completion.

The Offering

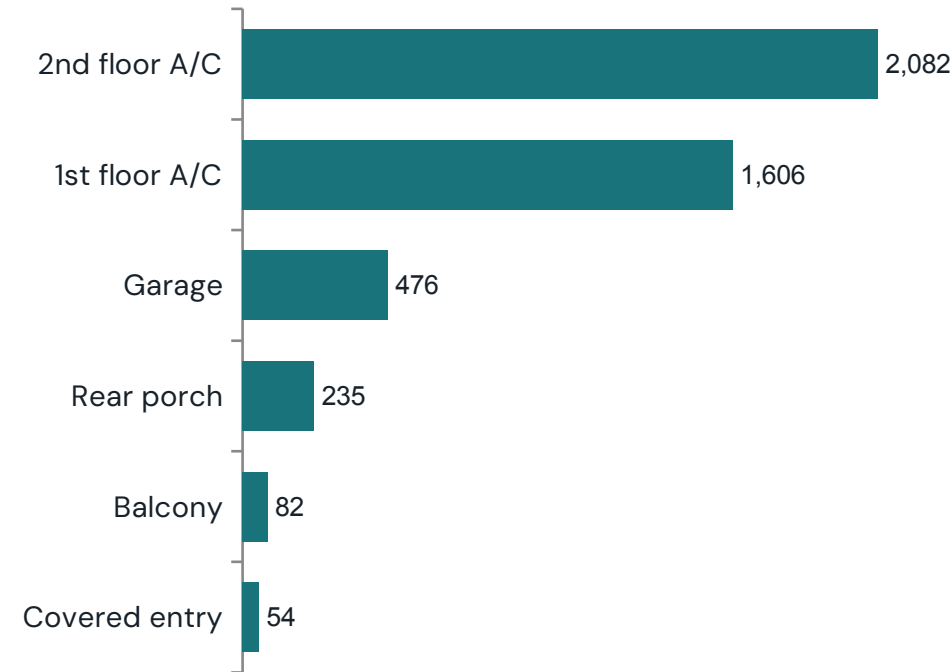
ASKING PRICE

\$3,500,000

≈ \$946 per SF of living area · ≈ \$772 per SF under roof

Property type	New-construction single-family residence
Location	Fort Lauderdale, Florida (address on request)
Living area	≈ 3,700 SF (3,688 SF A/C per plans)
Total under roof	4,535 SF
Lot	6,250 SF
Bedrooms / baths	5 bedrooms + office · 5 full + 1 half baths
Parking	Two-car garage + paver motor court
Construction	CBS, metal roof, impact openings, 2023 FBC

Area breakdown (SF)



Private showings by appointment. 3D model: coastal-house-3d-study.vercel.app

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LET'S TALK

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SOUTH FLORIDA REAL ESTATE

Local perspective. South Florida possibilities.



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