NOW COMPLETE · 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

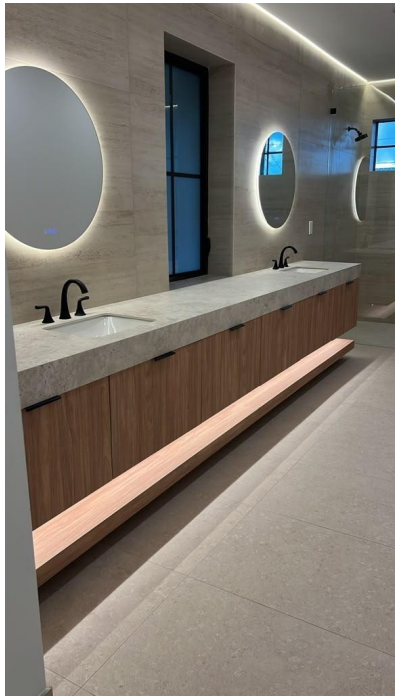
Doug Richman

SOUTH FLORIDA REAL ESTATE · 954-383-7480



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.





Primary bath and bedrooms, as completed

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

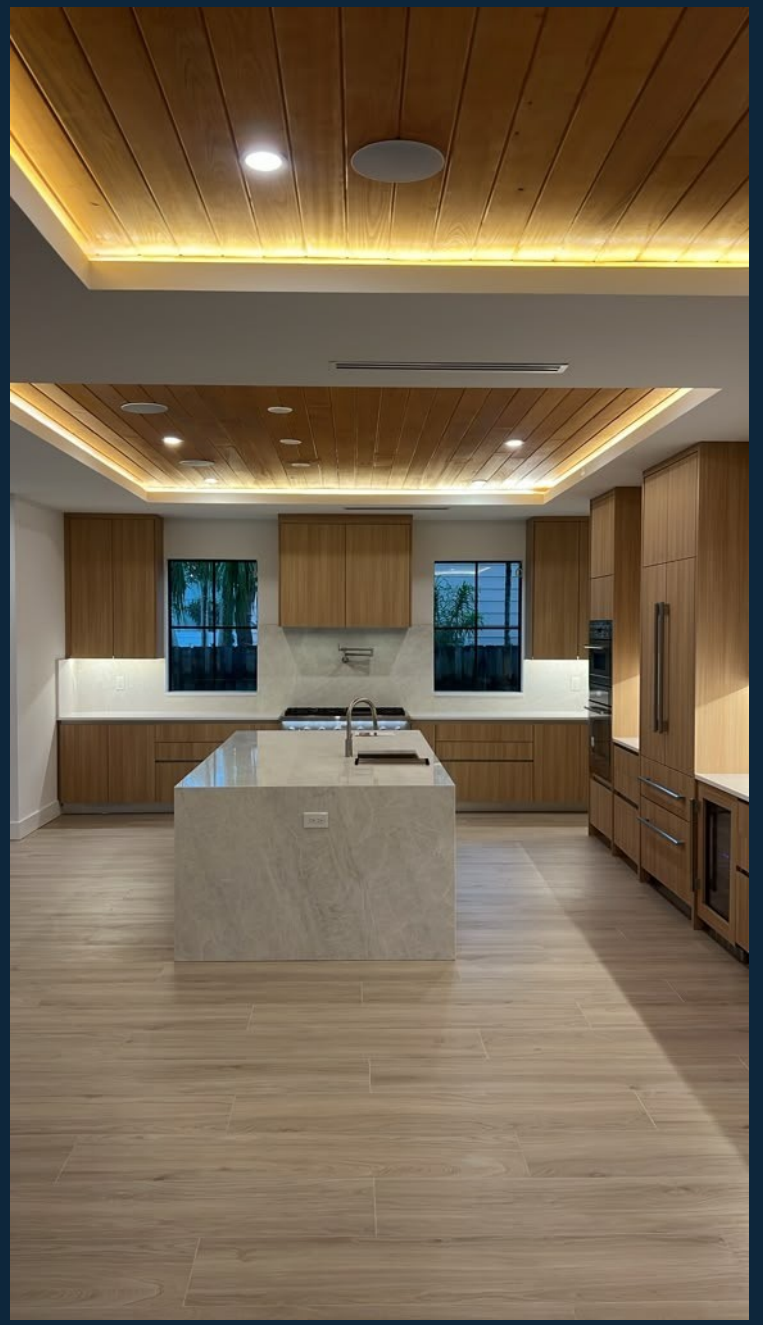
Wide-plank porcelain tile throughout for a warm, low-maintenance finish.

Chef's kitchen

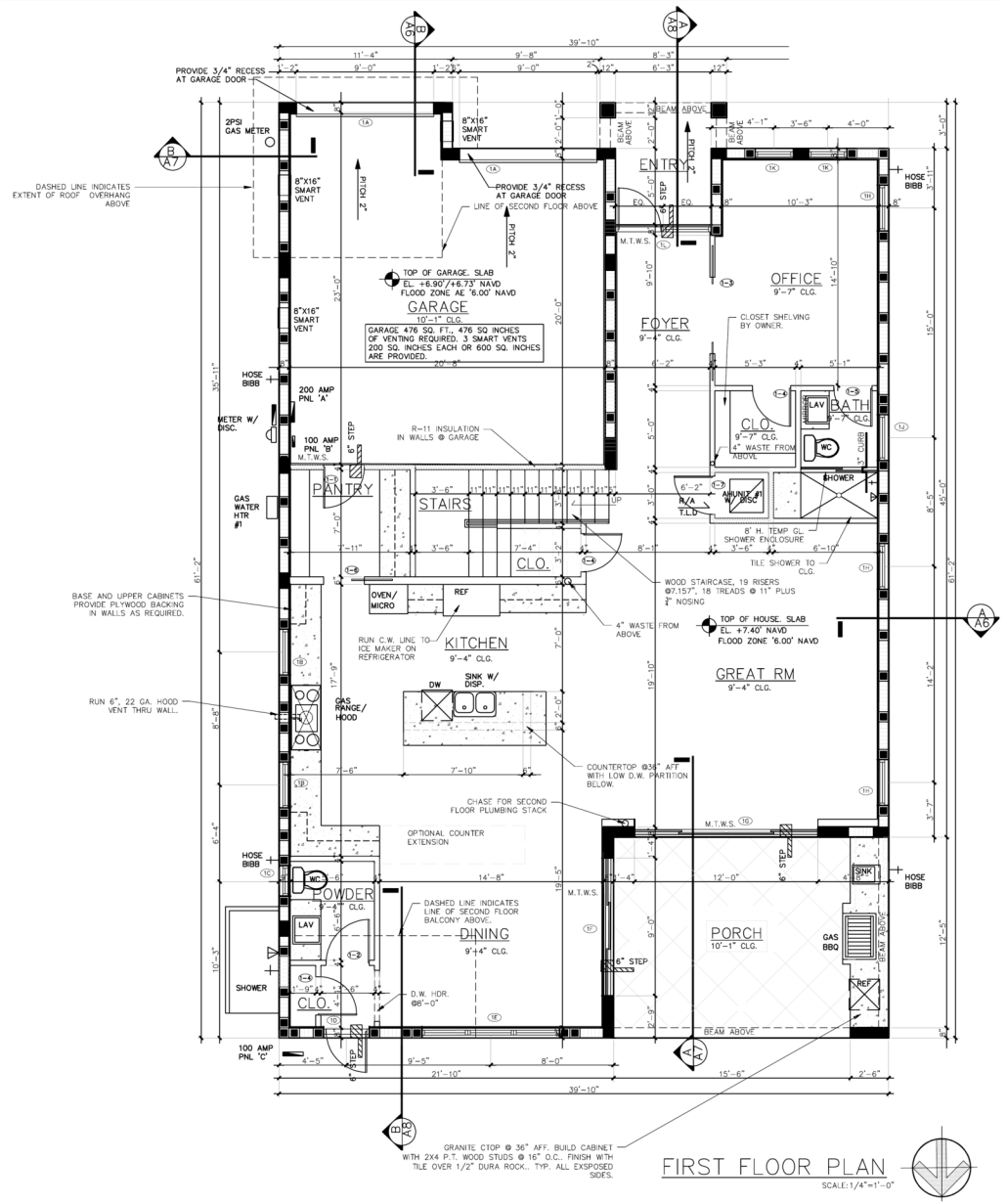
Oversized island with prep sink, gas range with vented hood, and a walk-in pantry.

Indoor–outdoor living

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



Kitchen with wood-inlay tray ceilings



First Floor

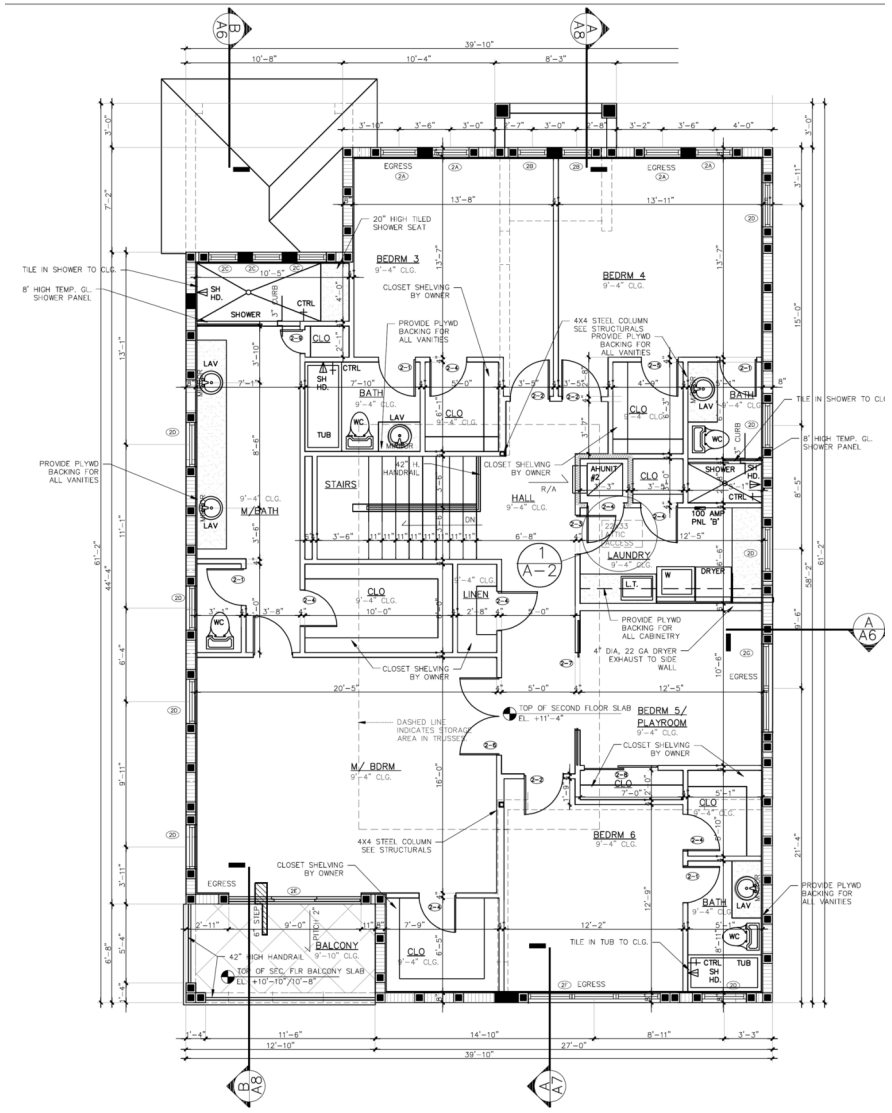
1,606 SF air-conditioned

- **Great room**
  Open living with 9'-4" ceilings and wood-inlay tray ceiling
- **Kitchen & walk-in pantry**
  Island with prep sink, gas range, vented hood, refrigerator wall
- **Dining room**
  Opens to the porch through wide sliders
- **Office / optional bedroom**
  Private front room with closet and adjacent full bath
- **Foyer & powder room**
  Formal entry with covered front porch (54 SF)
- **Covered rear porch**
  235 SF with gas BBQ and bar sink, overlooking the pool
- **Two-car garage**
  476 SF, with smart vents and gas / electrical service

Second Floor

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

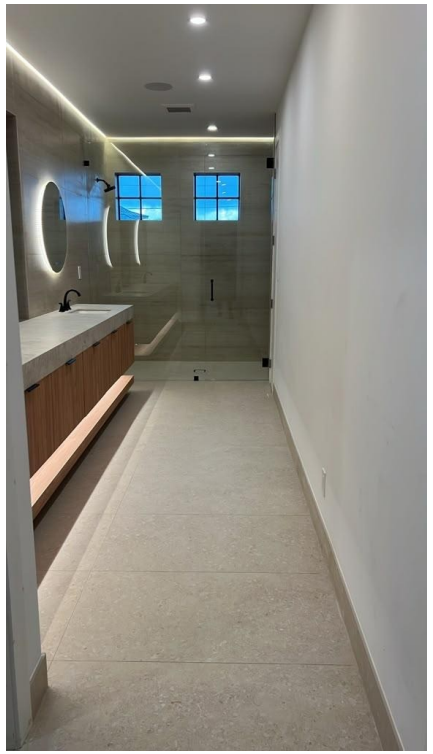
- **Primary suite**
  Rear-facing bedroom with private balcony, oversized walk-in closet and spa bath with dual vanities, glass shower and soaking tub
- **Bedrooms 3 & 4**
  Front-facing rooms, each with a private bath and walk-in closet
- **Bedroom 5 / playroom**
  Flexible room with double closet
- **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"

Finished Interiors

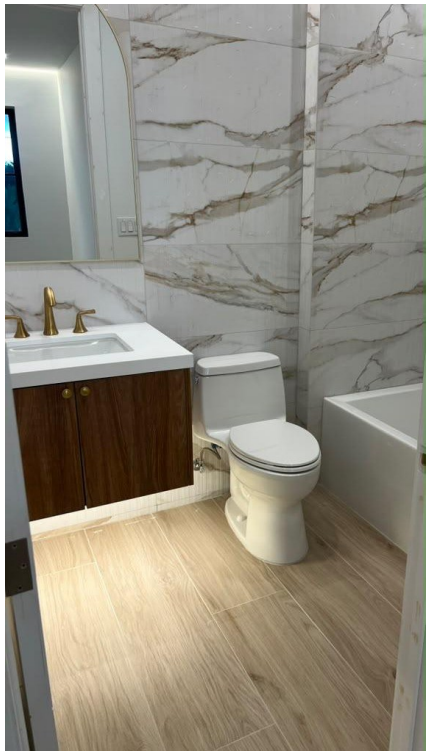
Now complete · spa-style baths, LED cove lighting, wood-look plank floors



Primary bath
Walk-in glass shower, LED-backlit mirrors



Guest bath
Frameless shower, floating wood vanity



Tub bath
Marble-look tile, brushed-gold fixtures



Bedroom
LED cove lighting, black-framed windows



Laundry room
Brushed-gold fixtures, patterned tile

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.

The Offering

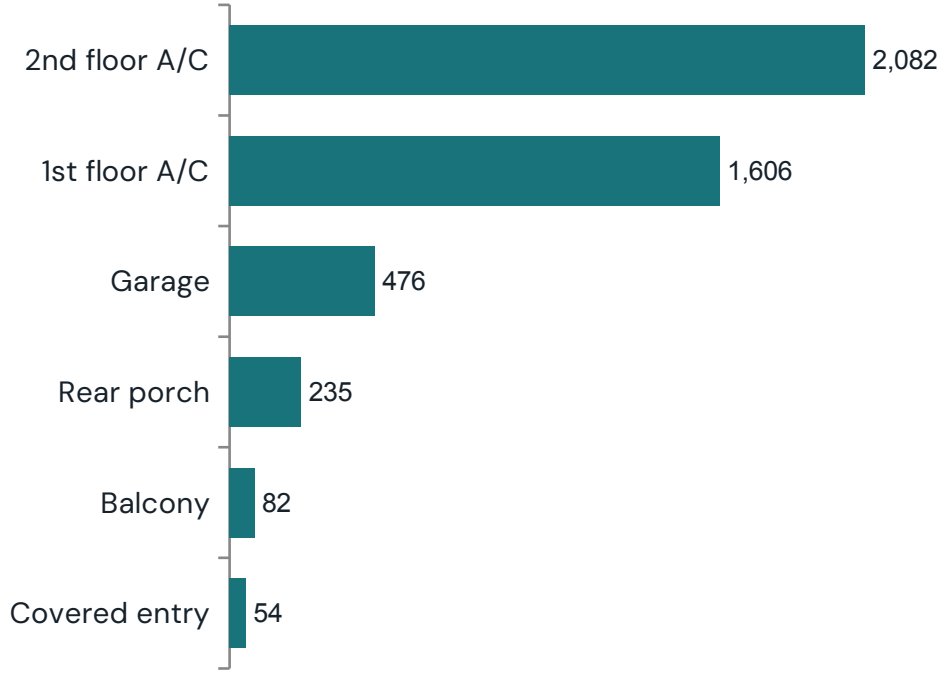
ASKING PRICE

$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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