

FORT LAUDERDALE · WATERFRONT · PERMITS APPROVED

Your Waterfront Home, Ready to Build

5 bed · 5.5 bath · 3,486 SF A/C · pool, spa & dock

\$5,500,000

Ocean access, no fixed bridges · Address withheld

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3D study from the permit set · waterfront-3d.vercel.app

At a Glance

A fully permitted, two-story waterfront residence on a 70-foot-wide lot with an existing seawall and dock — direct ocean access with no fixed bridges. Concrete block construction, a standing-seam metal roof, 10-foot ceilings on the main level, and the entire rear of the house opened to the pool, spa and water.



From the water — 3D study



3,486

SF A/C · 4,656 SF under roof



5

Bedrooms



5.5

Bathrooms



70 ft

Water frontage · 7,700 SF lot



Pool + Spa

Paver deck at the water's edge



Dock

Ocean access · no fixed bridges

The Site

70' x 110' waterfront lot • 7,700 SF

- **70 feet on the water**

Existing concrete seawall and wood dock with a shore-power pedestal. Direct ocean access — no fixed bridges.

- **Pool and spa at the water's edge**

Rear yard designed as one paver terrace: pool, spa, sun deck and steps down from the porch.

- **Entry courtyard**

An open-air courtyard sits between the garage and the covered entry — a private outdoor room off the foyer.

- **Two-car garage and paver motor court**

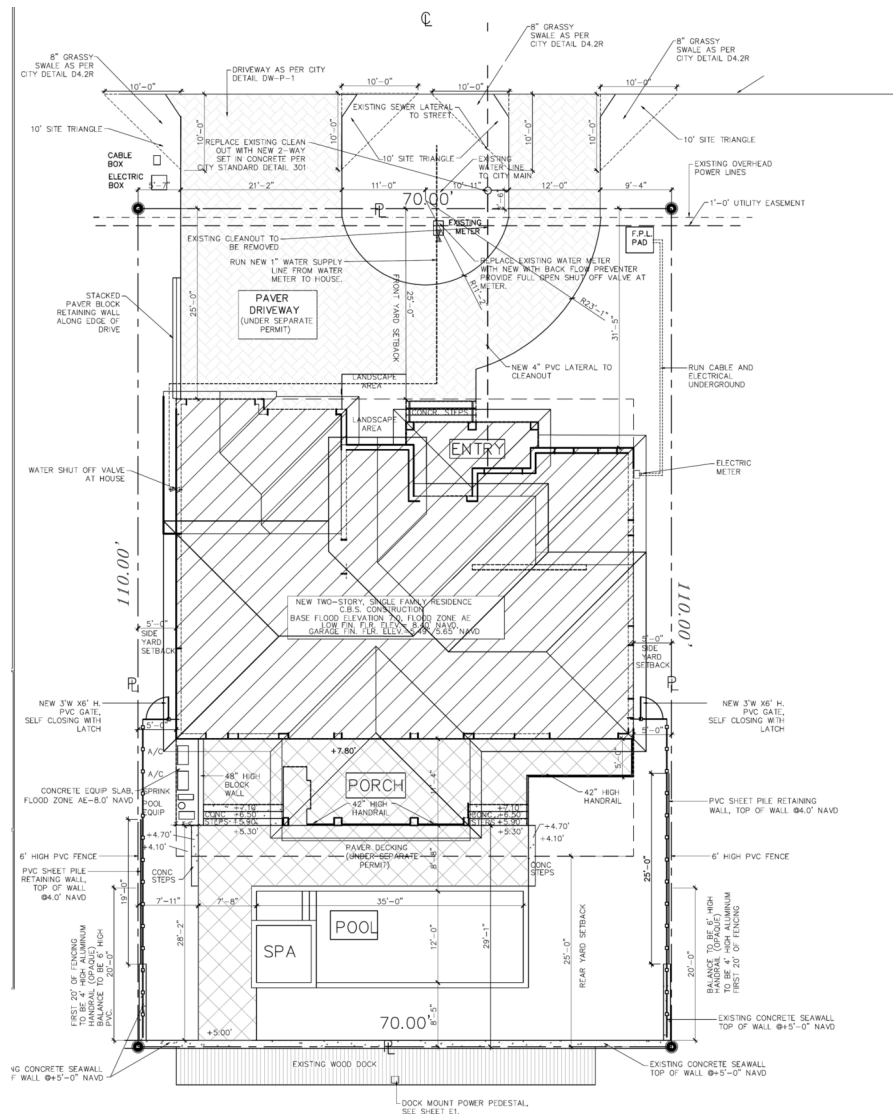
Two garage doors with a 4" recessed surround; paver driveway to the street.

- **Elevated, flood-smart design**

Finished floor set at +8.40' NAVD, above base flood, with all equipment on raised pads.

- **Quiet, low-traffic street**

Set back 25' from the street with landscape buffers on both sides.



Site plan

Designed for the Water

Coastal-contemporary massing, hurricane-hardened construction and ceilings that open the house to the view.



Front (street) elevation



Rear (water-side) elevation



Concrete block construction

8" reinforced CBS walls, smooth stucco with raised bands; 2023 Florida Building Code.



Standing-seam metal roof

Hip roofs with painted wood fascia and deep overhangs; Bermuda-style aluminum awnings over the front windows.



Impact windows and doors

Florida product-approved, black aluminum frames with grey-tint glass; full-height sliders across the rear.



10-foot ceilings

10'-0" on the main level, 10'-7" in the foyer, 9'-4" upstairs.



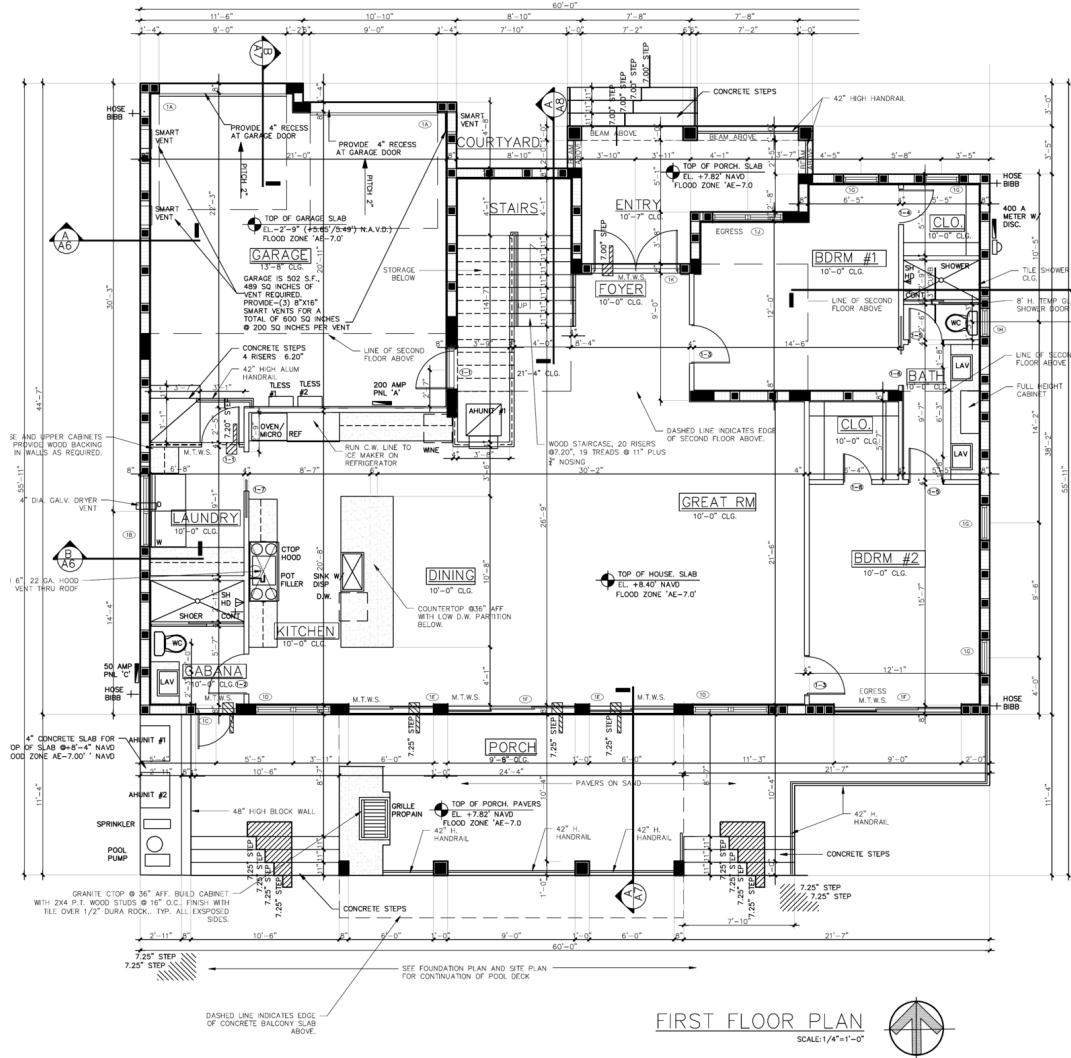
Water-facing balcony

24'-wide covered balcony off the primary suite with stainless cable rail; matching 277 SF porch below.

Main Level

1,874 SF air-conditioned • 10' ceilings

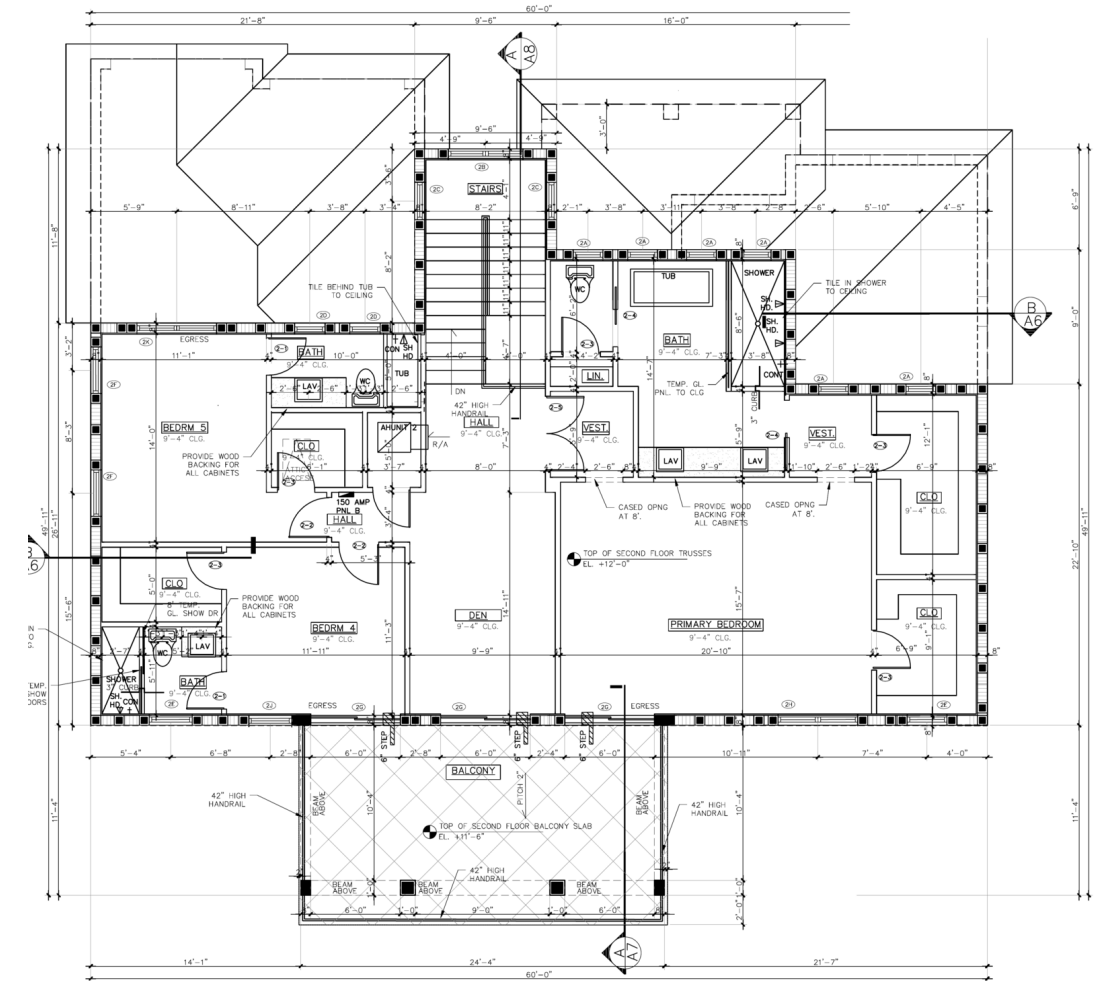
- **Great room**
The full rear wall is glass, opening onto the covered porch and pool
- **Kitchen and dining**
Long island with prep sink and wine storage; cooktop with pot filler
- **Foyer and stair**
10'-7" entry ceiling and a 20-riser feature stair; laundry off the kitchen
- **Two guest bedrooms**
Bedroom 1 with private shower bath; bedroom 2 with adjacent full bath
- **Cabana bath**
Full pool bath with direct access from the terrace
- **Covered porch — 277 SF**
Built-in grill and summer kitchen, steps down to the pool deck
- **Two-car garage — 489 SF**
Plus a 127 SF covered entry and the courtyard



Upper Level

1,612 SF air-conditioned • primary suite on the water

- **Primary bedroom** — 20'-10" × 15'
Spans the rear of the house with sliders to the balcony
- **Primary bath**
Freestanding tub, oversized glass shower, and dual vanity vestibules
- **Two walk-in closets**
His-and-hers closets flanking the suite
- **Den**
Central upstairs lounge or office between the suites
- **Bedrooms 4 and 5**
Each with its own full bath and walk-in closet
- **Covered balcony** — 277 SF
24'-4" wide, cable rail, overlooking the pool and the water



1,612 S.F. A/C.
SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

Waterfront Living

Dock, pool, spa and two levels of covered outdoor space, all facing the water.



Private dock

Wood dock and concrete seawall along the full 70' frontage, shore power at the dock. Ocean access with no fixed bridges.



Pool and spa

Rectangular pool and raised spa set in a paver terrace between the porch and the seawall.



Summer kitchen

Built-in grill on the covered porch, granite counter, and a cabana bath steps away.



Upper balcony

24'-wide covered balcony off the primary suite — morning coffee with the boats going by.

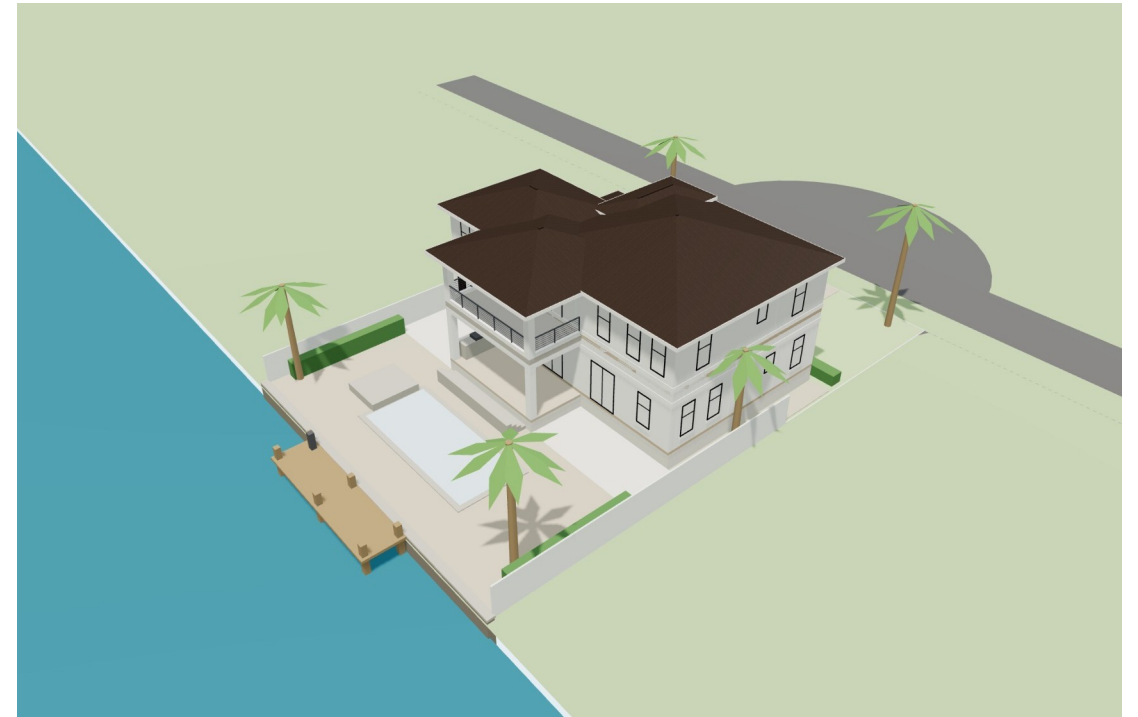
Renderings and finish selections to follow.

Walk Around It in 3D

An interactive model built from the permit drawings — orbit the house, change the time of day, lift the roof off to read the floor plans, or export it for your own architect.



From the street



Aerial — pool, dock and seawall

[WATERFRONT-3D.VERCEL.APP](https://waterfront-3d.vercel.app)

Works on any phone or laptop — no app needed.

The Offering

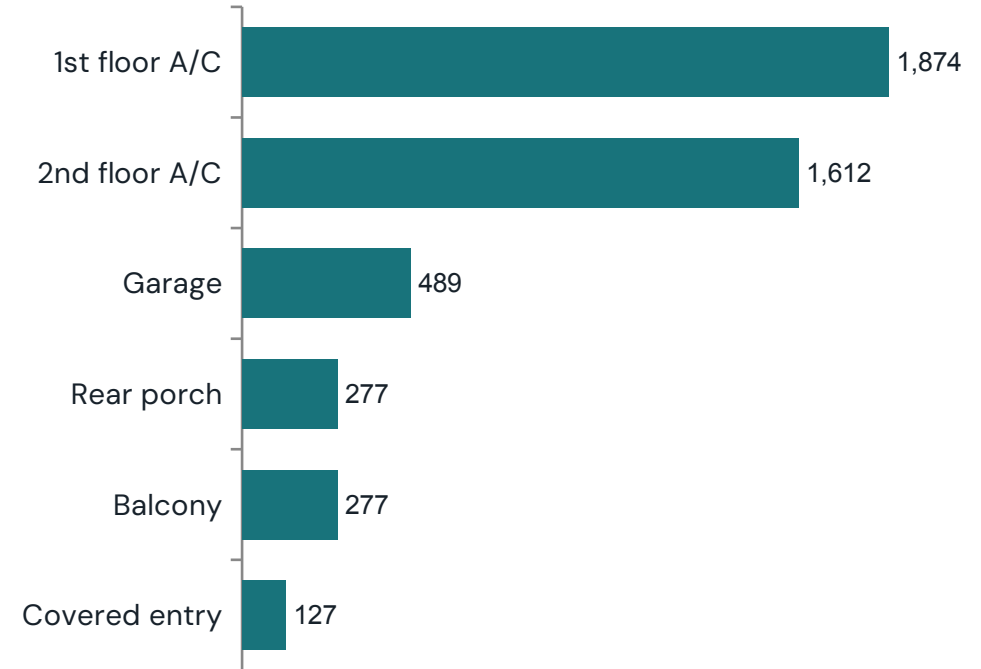
ASKING PRICE

\$5,500,000

≈ \$1,578 per SF air-conditioned · ≈ \$1,181 per SF under roof

Status	Pre-construction · permits approved
Location	Fort Lauderdale waterfront (address on request)
Living area	3,486 SF A/C · 4,656 SF under roof
Lot	7,700 SF · 70' × 110' · 70' of water frontage
Bedrooms / baths	5 bedrooms · 5 full + 1 half baths
Waterfront	Dock & seawall · ocean access, no fixed bridges
Outdoor / parking	Pool, spa, summer kitchen · 2-car garage
Construction	CBS, metal roof, impact openings, FFE +8.40' NAVD

Area breakdown (SF)



Permits approved — buy now and choose your finishes with the builder. Full plan set and 3D model to qualified buyers.

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LET'S TALK

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SOUTH FLORIDA REAL ESTATE

Local perspective. South Florida possibilities.



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