

**3129 NE 31st Ave Lighthouse Point, FL 33064**



Single Family  
**List Price:** \$6,295,000  
**MLS #:** [F10319267](#)  
**Status:** Active  
**Type:** Single  
**Prop Class:** Single Family  
**County:** Broward County  
**Subdivision:** LAKE PLACID  
**Beds:** 6  
**SqFt Liv Area:** 5,021  
**Year Built:** 2019/Resale  
**Acres:**  
**Style:** R35-WF/Pool/Ocean Access  
**Folio #:** 484320011960  
**MLS Area:** 3221  
**Zoning:** rs 3  
**Baths:** 6/1  
**SqFt Total:** 6,558  
**Lot SqFt:** 8,250

**Legal Description:** LAKE PLACID 35-23 B LOT 27 BLK 13

**Virtual Tour:** <https://www.propertypanorama.com/3129-NE-31st-Ave-Lighthouse-Point-FL-33064/unbranded>

**Remarks:** Gated Coastal-Contemporary Deepwater Estate sited on 75' +/- of waterfrontage with wide, spell-binding views of Lake Placid on Lighthouse Point's prestigious Intracoastal Drive. Built by renowned Zahn Builders, this exceptional like-new estate features impressive light-filled interiors from nearly every major room. Modern, chef's kitchen with top of the line SS appliances. A 2nd level master suite with dual walk in closets accompany four guest bedrooms all with en-suite baths. Luxe amenities include elevator, chilled wine display, upgraded Savant home automation, 12' ceilings and more. Outdoor entertaining is enjoyed at the expansive covered loggia with roll down screens and resort-style pool with spill-over spa. 75+/- yacht dock minutes to the Hillsboro Inlet for the avid boater.

**Directions:** East Sample Road to NE 31st Avenue (Intracoastal Drive), South on NE 31st Avenue, go almost to the end of the cul-de-sac and house will be on the right.

**General Information**

**HOPA:** No HOPA  
**REO:** No  
**Waterfront:** Yes/75/Canal Width 121 Feet Or More, No Fixed Bridges, Ocean Access  
**Water Access:** Boatlift, Private Dock, Unrestricted Salt Water Access  
**Garage #/Desc:** 3/Attached  
**Furnished:** Furniture For Sale  
**Parking:** Other Parking, Pavers  
**Flooring:** Ceramic Floor, Wood Floors  
**Construction:** Concrete Block Construction  
**Pools:** Yes/Automatic Chlorination, Below Ground Pool, Concrete, Heated, Private Pool  
**Pool Dim:** 30x12  
**View:** Lake, Water View  
**Faces:** East  
**Lender Apprv:**  
**Apx Lot Size:**  
**Dock #:**  
**Carport #/Desc:**  
**# Ceiling Fans:**  
**Parking Rstrct:**  
**Main Liv Area:**  
**Lot Desc:** Less Than 1/4 Acre Lot, East Of Us 1  
**Spa:** Yes  
**Design Desc:** Two Story

**Rooms**

**Bedroom:** At Least 1 Bedroom Ground Level, Master Bedroom Upstairs  
**Master Bath:** Dual Sinks, Separate Tub & Shower  
**Rooms:** Den/Library/Office, Great Room, Utility Room/Laundry

Room	Dim	Room	Dim	Room	Dim	Room	Dim
Patio	40x13	UtilityRoom	6x11	MasterBedroom	17x17	SecondBedroom	18x14
ThirdBedroom	12x14	FourthBedroom	16x14	FifthBedroom	10x12		

**Additional Information**

**Pets:**  
**Interior:** First Floor Entry, Kitchen Island, Custom Mirrors, Elevator, Other Interior Features, Volume Ceilings, Walk-In Closets  
**Equip/App:** Automatic Garage Door Opener, Bottled Gas, Dishwasher, Disposal, Dryer, Electric Range, Elevator, Gas Water Heater, Microwave, Refrigerator, Wall Oven, Washer  
**Windows:** Drapes & Rods, High Impact Windows, Impact Glass  
**Exterior Feat:** Barbeque, Built-In Grill, Exterior Lighting, High Impact Doors, Other, Outdoor Shower  
**Subdivision:** Other Subdivision - See Remarks, Paved Road, Public Road  
**Heating:** Central Heat  
**Cooling:** Ceiling Fans, Central Cooling, Zoned Cooling  
**Water:** Municipal Water  
**Roof:** Flat Tile Roof  
**Restrictions:** No Restrictions  
**Cable Avail:** Yes  
**Sprinkler:**  
**Sewer:** Municipal Sewer

**Financial Information**

**Taxes:** \$63,756/2021  
**Terms:** Cash, Conventional  
**Type Assoc:** None  
**Tax Info:** Tax Reflects No Exemptions  
**Assumable:**  
**Mbr Req/Fee:** No

Customer Full

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