



Reimagined, Chic Modern Intracoastal Estate

2307 North Riverside Drive

East Pompano Beach, Florida

\$6,195,000

5

BEDROOMS

4.5

BATHROOMS

5,994±

SQ FT LIVING

7,673±

SQ FT TOTAL

88'

WATERFRONTAGE

2-BAY GARAGE

9,565 SF LOT

BUILT 1999

OCEAN ACCESS

Ensnconed in the prestigious enclave of Hillsboro Shores, this custom-reimagined Intracoastal estate is sited on 88' of waterfrontage beside the Hillsboro Inlet. Spanning 5,994+/- living SF with 5 beds, 4.1 baths the residence showcases light-filled interiors with soaring ceilings, custom finishes, gourmet kitchen and media room. An expansive second-floor primary suite features water views and a private balcony. Amenities include impact windows, Crestron home automation, built-in speakers and a two-bay garage. Outdoors, enjoy a resort-style pool and spa, summer kitchen and paved patio. Ideally positioned in a no-wake zone, two boat lifts complement unrestricted ocean access with no fixed bridges, just minutes from the Hillsboro Inlet. Private beach access available through voluntary HOA.

Upgrades & Features

2307 N RIVERSIDE DRIVE · POMPANO BEACH

PREMIER ESTATE PROPERTIES

FIRST FLOOR

- Grand foyer with soaring two-story ceilings
- Living room with baronial-style gas fireplace
- Dining room with floor-to-ceiling custom built-ins
- Powder room with onyx sink & quartz countertops
- Laundry with sink, hanging rod, two washers & two dryers, natural quartzite surfaces
- Calacatta porcelain flooring throughout

KITCHEN

- Expansive island with generous seating
- Quartz countertops & dual sinks
- Walk-in pantry
- Breakfast nook & family room overlooking the Intracoastal
- Paneled Thermador refrigerator & wine refrigerator
- JennAir six-burner gas range, oven & steamer
- Miele integrated coffee system
- Bar with JennAir ice maker

LOWER FLOORS

- Media room
- Yoga room with adjoining half bath & access to outdoor kitchen

OUTDOOR & WATERFRONT

- Resort-style saltwater pool, gas-heated, with spill-over spa
- Outdoor kitchen & outdoor speakers
- French doors opening to the backyard
- Travertine pavers
- Two boat lifts — 24,000 lbs & 15,000 lbs
- Minimum wake zone, beside the Hillsboro Inlet

MASTER SUITE

- Expansive Intracoastal views & private balcony
- Designer wallpaper & upholstered wall paneling
- Dual vanity with dedicated makeup area
- Dual shower with rainfall showerheads
- Freestanding bathtub & heated towel rack
- Walk-in closet with custom built-in storage

OTHER FLOOR

- Two bedrooms with built-in storage
- One with French doors to a private Intracoastal-view balcony
- One with Juliet balcony overlooking the front
- Shared bath with marble finishes & rainfall showerhead
- Venetian engineered wood flooring

SECOND FLOOR ROOMS

- Office with custom built-in storage
- Wet bar with Taj Mahal quartzite, sink & JennAir refrigerator
- Bedroom with ensuite bath, marble countertops & marble-tiled shower
- French door opening to front balcony
- Venetian engineered wood flooring & modern metal railing

SYSTEMS & AMENITIES

- American Standard HVAC, 5 units (2017)
- Crestron home system & motorized window treatments
- Ceiling-mounted speakers throughout
- Security system with cameras
- Hurricane-impact windows
- Natural gas & two hot water tanks
- Private beach access through voluntary HOA

PRESENTED BY

Kevin R. Kreutzfeld

(954) 895-1300 · Premier Estate Properties

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