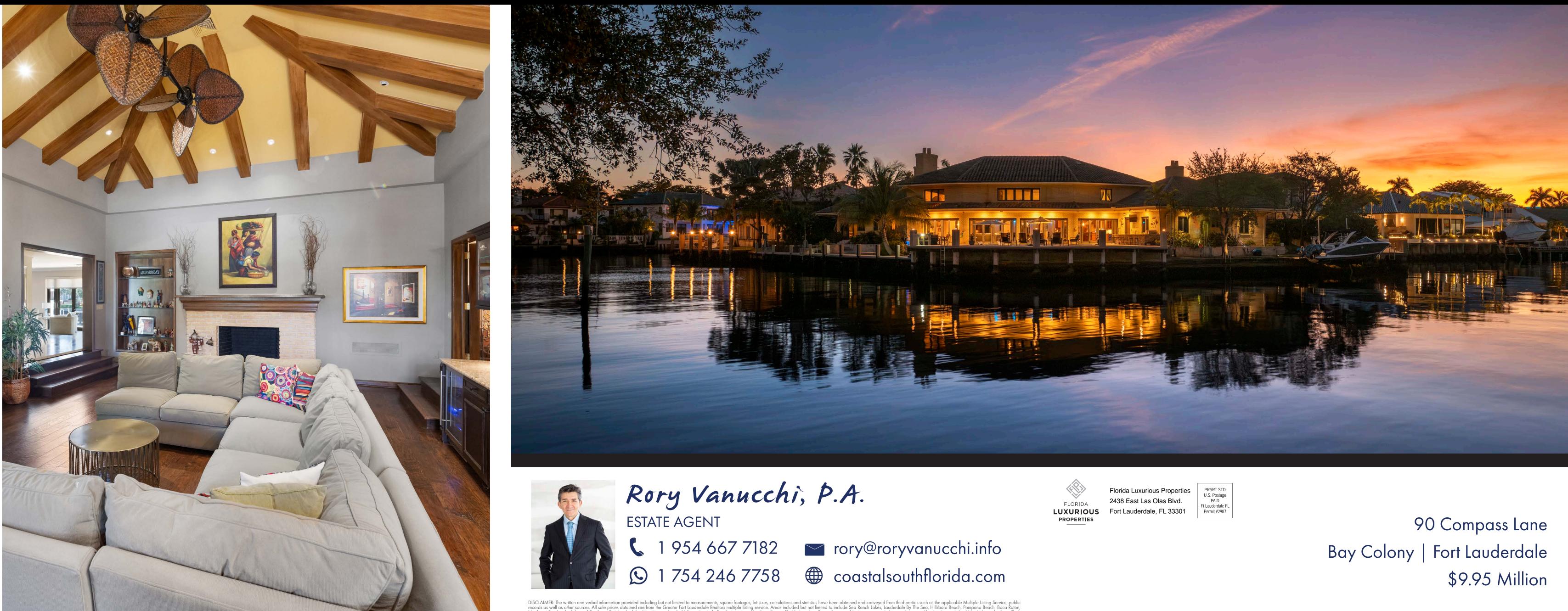
COASTAL SOUTH FLORIDA LIVING coastalsouthflorida.com



DISCLAIMER: The written and verbal information provided including but not limited to measurements, square footages, lot sizes, calculations and statistics have been obtained and conveyed from third parties such as the applicable Multiple Listing Service, public records as well as other sources. All sale prices obtained are from the Greater Fort Lauderdale Realtors multiple listing service. Areas included but not limited to include Sea Ranch Lakes, Lauderdale By The Sea, Hillsboro Beach, Pompano Beach, Boca Raton, Northeast Fort Lauderdale, and Southeast Fort Lauderdale. All written and verbal information including that produced by the sellers or Florida Luxurious Properties are subject to errors, omissions or changes without notice and should be independently verified.

BAY COLONY TROPHY POINT PRESENTED BY RORY VANUCCHI

COASTAL SOUTH FLORIDA LIVING coastalsouthflorida.com

Location: Bay Colony Gated Community with Armed Security 24/7 Current Dues: \$2,000 Quarterly 2023 Property Taxes: \$45,100 with Homestead

5± Minutes: Pine Crest School 5± Minutes: Beaches & Two Hospitals 15± Minutes: Pompano Community Park & Airport Available Virtual Tour & Floor Plan & Survey

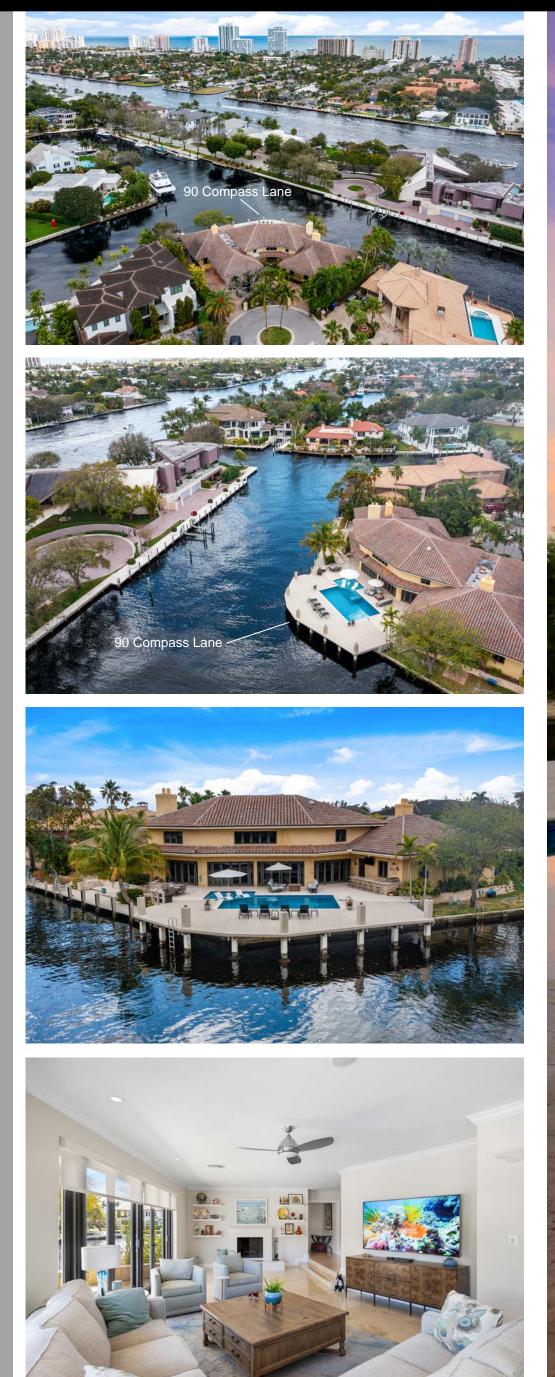
Yachtsmen:

240± Ft Sailboat Draft Water & Turn Basin
Canal Is 110± Ft Across For Wide Beams
240 Power & Water to the Dock
30± Minutes Via Boat to Hillsboro Inlet

Total Square Ft Per County: 8,320± Ft Total Living Ft Per County: 7,380± Ft Lot: 17,100± Sq Ft Or 0.39± Acres 5 Bedrooms + Media + Office + Hobby + Game Rm Three Car Garage | Three Fireplaces 1,000 Gallon Propane Tank S-Tile Roof Replaced Circa 2006

Heated Saltwater Pool with Shallow Beach
Poolside Summer Kitchen & Wet Bar
Impact Glass Windows & Doors
Marble & Hardwood Floors
Media Rm: Beam Ceiling & Fireplace & Wet Bar
Hobby Room with Sauna & 2nd Staircase
Primary BR: Fireplace & Large Sitting Rm | Gym
Primary Bath: Two Seperate Baths & Bidet & Spa

Kitchen: Wolf Gas Cooktop & 3 Dishwashers Wine Cooler & Icemaker & Subzero Fridge





90 Compass Lane Bay Colony | Fort Lauderdale \$9.95 Million PRESENTED BY RORY VANUCCHI