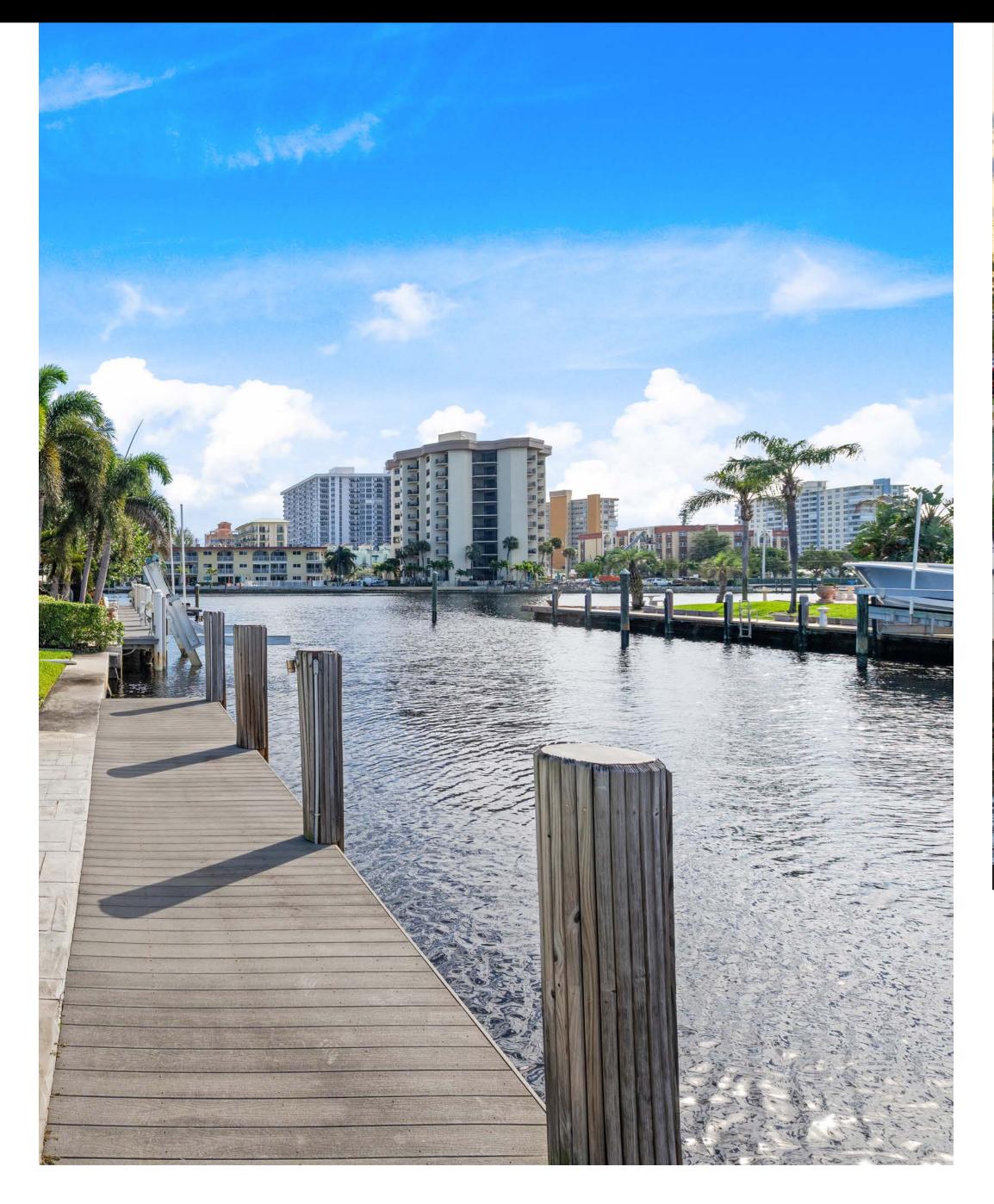
## HARBOR VILLAGE INTRACOASTAL VIEWS PRESENTED BY RORY VANUCCHI







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coastalsouthflorida.com



2850 NE 8th Court Harbor Village | Pompano Beach \$2.495 Million

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.

## COASTAL SOUTH FLORIDA LIVING coastalsouthflorida.com

2850 NE 8th Court
Harbor Village | Pompano Beach
\$2.495 Million
PRESENTED BY RORY VANUCCHI

Location: Harbor Village

5± Minute Ride to Publix & Whole Foods Market

5± Minute Ride to Houston's & Restaurants

5± Minute Ride to Public Park & Golf & Tennis

10± Minutes to the Beaches & Pier

10± Minute Boat Ride to the Inlet

Available Virtual Tour & Floor Plan & Survey

Quiet End of Cul-De-Sac Location

## Yachtsmen:

95± Ft Sailboat Draft Water
Canal Is 100± Ft Wide For Wide Beams
30 Amp Power & Water to the Dock
10,000lb. Boat Lift
Wide Cap Batter Pile Seawall
Wide Intracoastal Panoramas
SE Exposure For Maximum Breezes & Sun

Total Square Ft Per County: 2850± Ft
Total Living Ft Per County: 2220± Ft
Lot: 10,377± Sq Ft Or 0.24± Acres
3 Bedroom Opened to 2 Bedrooms | 2 Baths
Two Car Garage

Impact Glass Windows & Sliding Glass
Flat Tile Roof Replaced Circa 2011
Side Yard For Pets & Play Area
Large Screened Heated Pool & Patio

Large Square Porcelain Tile Floors
Kitchen: Electric Cooktop & Corian Tops
Most Furniture Can Be Purchased

Primary Bedroom: Walls of Glass Open to Pool Primary Bedroom Bath : Tile & Wood Cabinetry Guest Bedroom: Upgraded Cabana Bath









