



Rory Vanucchi, P.A.

ESTATE AGENT

📞 1 954 667 7182

✉️ rory@roryvanucchi.info

🌐 1 754 246 7758

🌐 coastalsouthflorida.com



Florida Luxurious Properties
2438 East Las Olas Blvd.
Fort Lauderdale, FL 33301



116 Royal Palm Drive
Fort Lauderdale
\$5.85 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

116 Royal Palm Drive
Las Olas Isles | Fort Lauderdale
\$5.85 Million
PRESENTED BY RORY VANUCCHI

Location: North Las Olas Isles
5± Minutes to Beaches
10± Minutes Boat Ride to Intracastal
15± Minutes to Whole Foods or Publix
30± Minutes to Pinecrest School
30± Minutes Boat Ride to Inlet

Yachtsmen:
100 Ft Deepwater Accommodates 80 Ft Yacht
Water & 110 Power to the Dock
Wide Cap Seawall with Batter Piles
Depth Chart Shows 9-10± Ft
Canal Approx 100± Wide with Turn Basin

Built: 2002 Custom by Tuthill Architects
Total Square Ft per County: 5255±
Total Living Ft per County: 4420±
Lot: 12,000+ Square Ft or 0.275± Acres
4 Bedrooms | 4.1 Baths | 3-Car Garage

Additional Loft Media or Gym Area
Additional Family Room | Kitchen Area

Great Room Areas:
Two Story Coffered Ceilings
Walls of Glass & Art Niches
Wet Bar & Chilled Wine Storage

Kitchen & Family Room:
Gas Cooking | Basswood Cabinetry | Island has 2nd Sink
Adjacent Breakfast Nook with Transom Windows
Adjacent Family Room & Cabana Bath

Ground Level Primary Bedroom:
High Tray Ceilings & Glass Opening to the Pool
Adjacent Marble Bath with Spa Tub

Marble & Wood Floors Throughout
Summer Kitchen Wet Bar with Firepit
Entire Home Nat Gas Powered Generator
Street has Underground Utilities with Natural Gas
Salt Water Heated Pool
Max Protection: Impact Glass & Accordion Shutters



116
Royal
Palm
Drive