

4518 E Aqua Bella Ln #

\$798,000



## Remarks

Boater's Paradise! Stunning waterfront fee-simple townhome with deep water access and a 10,000 lb boat lift. This 2-story corner unit is filled with natural light and features a gourmet kitchen with high-end finishes, stainless steel appliances, quartz countertops, and marble backsplash. Impact windows and doors throughout. The spacious primary suite includes a private balcony with serene water views. Prime Dania Beach location with quick access to major roadways and FLL Airport. Minutes to Hard Rock Hotel & Casino, Dania Pointe's dining, shopping, and entertainment. Spacious 2-car garage with a generator inlet plus. A rare opportunity to enjoy luxury waterfront living—don't miss this

## Features & Amenities

|                    |                        |                        |       |                   |           |
|--------------------|------------------------|------------------------|-------|-------------------|-----------|
| <b>County</b>      |                        | <b>Bedrooms</b>        | 3     | <b>MLS#</b>       | A11944043 |
| <b>Address</b>     | 4518 E Aqua Bella Ln # | <b>Bathrooms</b>       | 2     | <b>Status</b>     | A         |
| <b>City</b>        | Dania Beach FL         | <b>Half Bathrooms</b>  | 1     | <b>Tax Amount</b> | \$13519   |
| <b>Zip</b>         | 33312                  | <b>Garage Spaces</b>   | 2     | <b>Tax Year</b>   | \$2,024   |
| <b>Subdivision</b> | CANAL GROVES           | <b>Water Front</b>     | n/a   | <b>Year Built</b> | 2019      |
| <b>Unit #</b>      |                        | <b>Pool</b>            | n/a   |                   |           |
| <b>Complex</b>     | Aqua Bella             | <b>Pets Allowed</b>    | n/a   |                   |           |
|                    |                        | <b>Total Area SqFt</b> |       |                   |           |
|                    |                        | <b>Maintenance Fee</b> | \$610 |                   |           |
|                    |                        | <b>Lot Dimensions</b>  | 1,966 |                   |           |

Information has not been verified, is not guaranteed