



1319-1321 NE 13 AVE
Fort Lauderdale, FL 33304



3
Bedrooms



3
Bathrooms

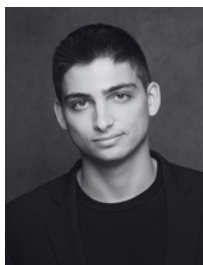


6,822 SqFt
Home Built in
2026

Live in one. Rent the other. Own a lifestyle asset in one of FTL's most desirable neighborhoods. Brand-new side-by-side duplex townhouse offers a rare opportunity to combine luxury living with meaningful rental income in Poinsettia Heights. One residence is already leased, allowing an owner-occupant to offset the majority of their housing costs while enjoying a full-scale, new-construction home next door. Designed with clean modern lines and high-end finishes throughout, each townhouse lives like a standalone single-family residence—open-concept layouts, designer kitchens, expansive living areas, and refined details that appeal to both end-users and high-quality tenants. New construction means minimal maintenance, modern systems, and long-term peace of mind. The location is a major differentiator. Minutes from Las Olas Blvd, downtown FTL, the beach, and the 13th Street Arts & Dining Corridor, this pocket continues to outperform for both lifestyle buyers and tenants. One of the strongest rental and appreciation markets in Fort Lauderdale. Whether you're a buyer looking to live beautifully while your tenant pays your expenses, or an investor seeking a low-maintenance, high-quality long-term hold, this property delivers flexibility, income, and enduring value—an increasingly rare combination in a premier neighborhood. Ideal for owner-occupants, house-hackers, or long/short term investors seeking location, quality, and built-in income. ABNB OR Short Term Rental Potential.

COAST

Offered at
\$2,850,000



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Palm & Co. LLC DBA Coast does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. This is not a solicitation if you are currently working with another broker. Office DBPR CQ1072517