



**UNITED STATES  
BANKRUPTCY  
REAL ESTATE SALE**

**Luxury Waterfront Townhome in  
"Acqua Marina" on  
Prestigious Hendricks Isle**

**205 Hendricks Isle, Fort Lauderdale, FL**

Offering at  
**\$3,900,000**

3% Broker Cooperation

# CONTENTS

OVERVIEW	3
PROPERTY PHOTOGRAPHS	5
LOCATION MAPS	10
AREA OVERVIEW	13



## DISCLAIMER AND CONFIDENTIALITY

THIS AUCTION PROPERTY PACKAGE HAS BEEN PREPARED SOLELY FOR INFORMATION PURPOSES TO ASSIST A POTENTIAL BIDDER IN DETERMINING WHETHER IT WISHES TO PROCEED WITH AN IN-DEPTH INVESTIGATION OF THE PROPERTY. THE SELLER AND FISHER AUCTION COMPANY SPECIFICALLY DISCLAIM ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS PROPERTY INFORMATION PACKAGE OR OF ANY OF ITS CONTENTS. ALL FINANCIAL INFORMATION IS PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY. THE PROPERTY IS BEING SOLD IN **"AS IS," "WHERE IS" CONDITION** AS OF THE DATE OF THE CLOSING THEREON. THE SELLER WILL MAKE NO AGREEMENT TO ALTER, REPAIR OR IMPROVE THE PROPERTY. THE SELLER AND FISHER AUCTION COMPANY DISCLAIM ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING THE PROPERTY DISCUSSED IN THIS PROPERTY INFORMATION PACKAGE. THE SELLER AND FISHER AUCTION COMPANY HAVE ONLY LIMITED KNOWLEDGE OF THE CONDITION OF THE PROPERTY. THE PURCHASE OF THE PROPERTY WILL BE BASED SOLELY ON A BUYER'S OWN INDEPENDENT INVESTIGATION AND FINDINGS AND NOT IN RELIANCE ON ANY INFORMATION PROVIDED BY THE SELLER AND FISHER AUCTION COMPANY.

# OVERVIEW

## US Bankruptcy Real Estate Sale

Fisher Auction Company is pleased to present a Magnificent Luxury Waterfront Townhome in the Heart of Las Olas in Fort Lauderdale, Florida. This massive 7,412± Square Foot Upscale Home is located within minutes form award-winning restaurants, nightlife and Fort Lauderdale's white sand beaches.

### PROPERTY HIGHLIGHTS

- Prime Location in the Heart of Las Olas on Deepwater Hendricks Isle Lot
- Beautiful 3 Story 6 Bedroom, 5.5 Bathroom Townhouse Built in 2020 with Luxurious Finishes Throughout
- Expansive Buildout with a Total Area of 8,435± Square Feet and Living Area of 7,412± Square Feet
- Huge 3,000± Square Foot Rooftop Terrace with Custom Grilling Area and awesome Fort Lauderdale Views
- Close Proximity to Las Olas Boulevard Fine Dining and Shopping
- Custom Remote Controlled Lighting throughout complemented by 9' Ceilings
- Major Upgrades including Floor-to-Ceiling Windows with Custom Electronic Blinds, Miele Appliances Throughout, and Generac Protector Whole House Generator
- Solid Wood 8' High Doors Throughout with High End Hardware
- Within Minutes to the Atlantic Ocean via Port Everglades and World Class Fishing
- Convenient Location only 10 Minutes to Downtown Fort Lauderdale and World Famous Fort Lauderdale Beach and 20 Minutes to Fort Lauderdale-Hollywood International Airport
- Large His / Hers Walk-In Closet in Master
- Exterior Improvements include Two Boat Slips
- In-Ground Heated Pool with Jandy Tru Clear Filtration System
- Huge 700+ SF Four Car Garage with Two Automatic Doors and separate Home Entrances
- Magnificent Chefs Kitchen with Exclusive Miele Appliances including Refrigerator/Freezer, Conventional Oven, Stovetop, Microwave and Convection Oven, Coffee/Cappuccino Maker, Warming Oven and 2 Dishwashers
- Modern Hydraulic Elevator System providing All Floor Access



800.331.6620  
www.FisherAuction.com

# OVERVIEW

## US Bankruptcy Real Estate Sale

### PROPERTY DETAILS

- **Address:** 205 Hendricks Isle, Fort Lauderdale, Florida 33301
- **Directions:** From I-95 Exit #27-Broward Blvd East to SE 8th Avenue. Turn right and go to E Las Olas Blvd. Turn left and go to Hendricks Isle. Turn left and proceed to address
- **Luxury Townhouse:** 3 Story, 6 Bedroom, 5 1/2 Bathroom with total of 8,496± Square Feet
- **First Floor:** 4 Car Garage with Automatic Doors and Separate Entrances, Huge Walk-In Pantry/Storage Room, Chefs Kitchen with Custom Snaidero Italian Cabinetry, Miele Appliances and Granite Surfaces, Expansive Living/Dining Room overlooking the Pool and Waterway.
- **Second Floor:** 2 Bedrooms with Walk-In Closet and En Suite Bathroom, Office/Bedroom with Walk-In Closet and Common Bathroom, Entertainment Area with Full Wet Bar/ Kitchenette with Miele Appliances, and Laundry Room
- **Third Floor:** Huge Master Suite with Walk-In Closet /Dressing Room, Sitting Area, Morning Kitchen with Miele Appliances, Master Bathroom with Steam Shower, Jacuzzi Tub, Water Closet, and Dual Vanity, Fitness Area and Study (6th Bedroom), Guest Bedroom with Bathroom, Walk-In Closets and Balcony with Breathtaking City/Sunset Views
- **Location:** West side of Hendricks Isle
- **Construction:** Concrete Foundation, CBS Walls, Built up Membrane Roof, Impact Windows and Doors
- **Zoning:** RMM-25 / Residential Multifamily
- **2023 Taxes:** \$68,660.94 / ID No. 504202190391
- **2024 Tax Assessed Value:** \$3,766,690
- **HVAC:** 5 Roof Mounted Rheem Central Systems
- **Security:** Honeywell System
- **Hot Water:** 2 Noritz Tankless Hot Water Systems
- **Year Built:** 2020
- **Frontage:** 45± Feet along Hendricks Isle and Ocean Access Canal
- **Land Area:** 5,625± Square Feet
- **Legal Description:** VICTORIA ISLES 15-67 B POR OF LOT 8,9 BLK 3 DESC AS: COMM SE COR OF SAID LOT 8,N 54.72 TO POB,W 125,N 44.82,E 125,S 44.82 TO POB AKA:UNIT 205
- **Utilities:** Municipal Water and Sewer, In-Ground Electric
- **Flood Zone:** AE / Map No. 12011C0576H
- **Pool:** 16' x 28' In-Ground Heated Pool with Jandy Tru Clear Filtration System
- **Dock:** Two 18' x 45' Dock Slips

**For Property Access contact Francis D. Santos at 754.220.4116 or  
Francis@Fisherauction.com**



800.331.6620  
www.FisherAuction.com

# PROPERTY PHOTOGRAPHS



# PROPERTY PHOTOGRAPHS



# PROPERTY PHOTOGRAPHS



# PROPERTY PHOTOGRAPHS



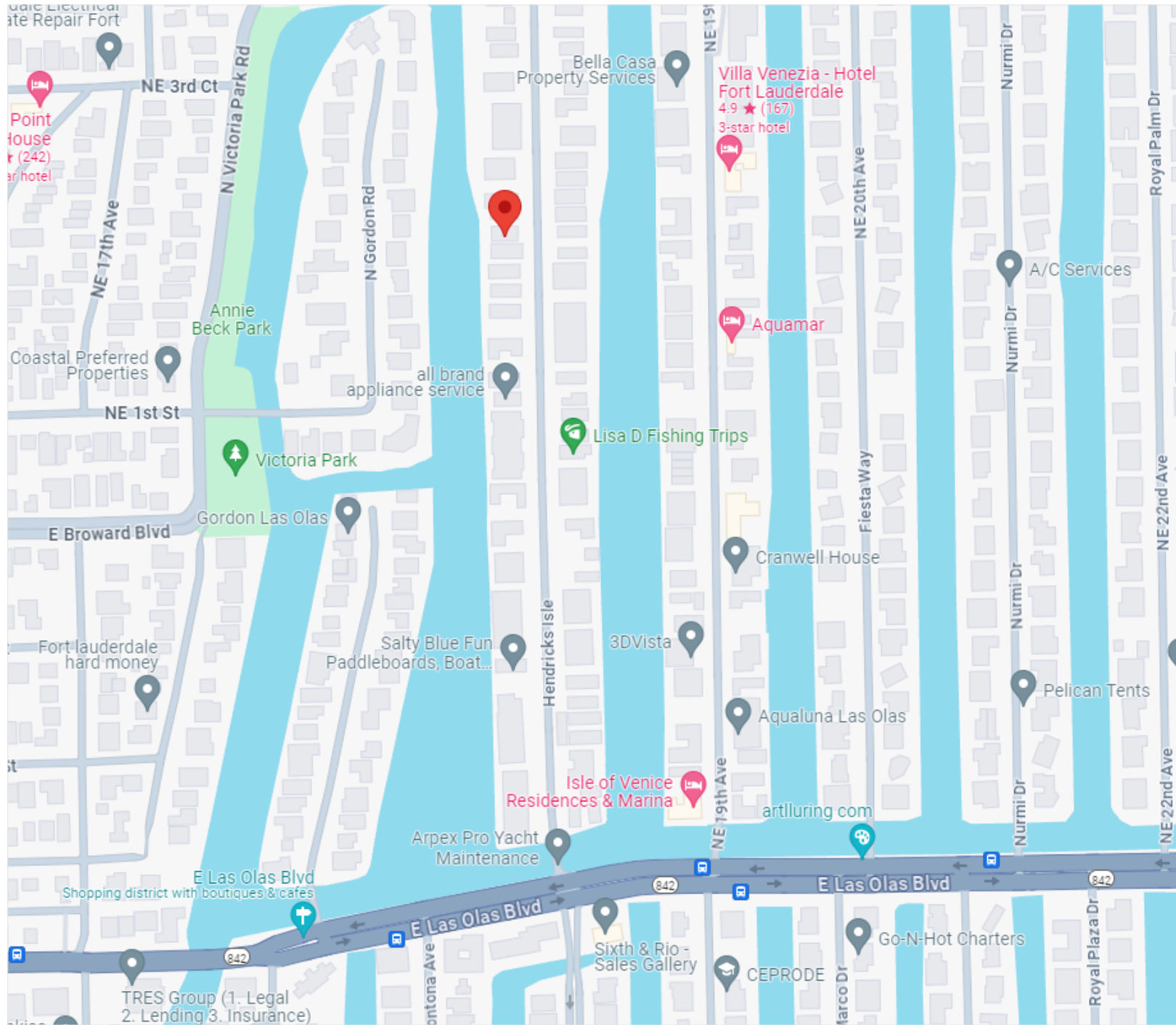


# PROPERTY PHOTOGRAPHS



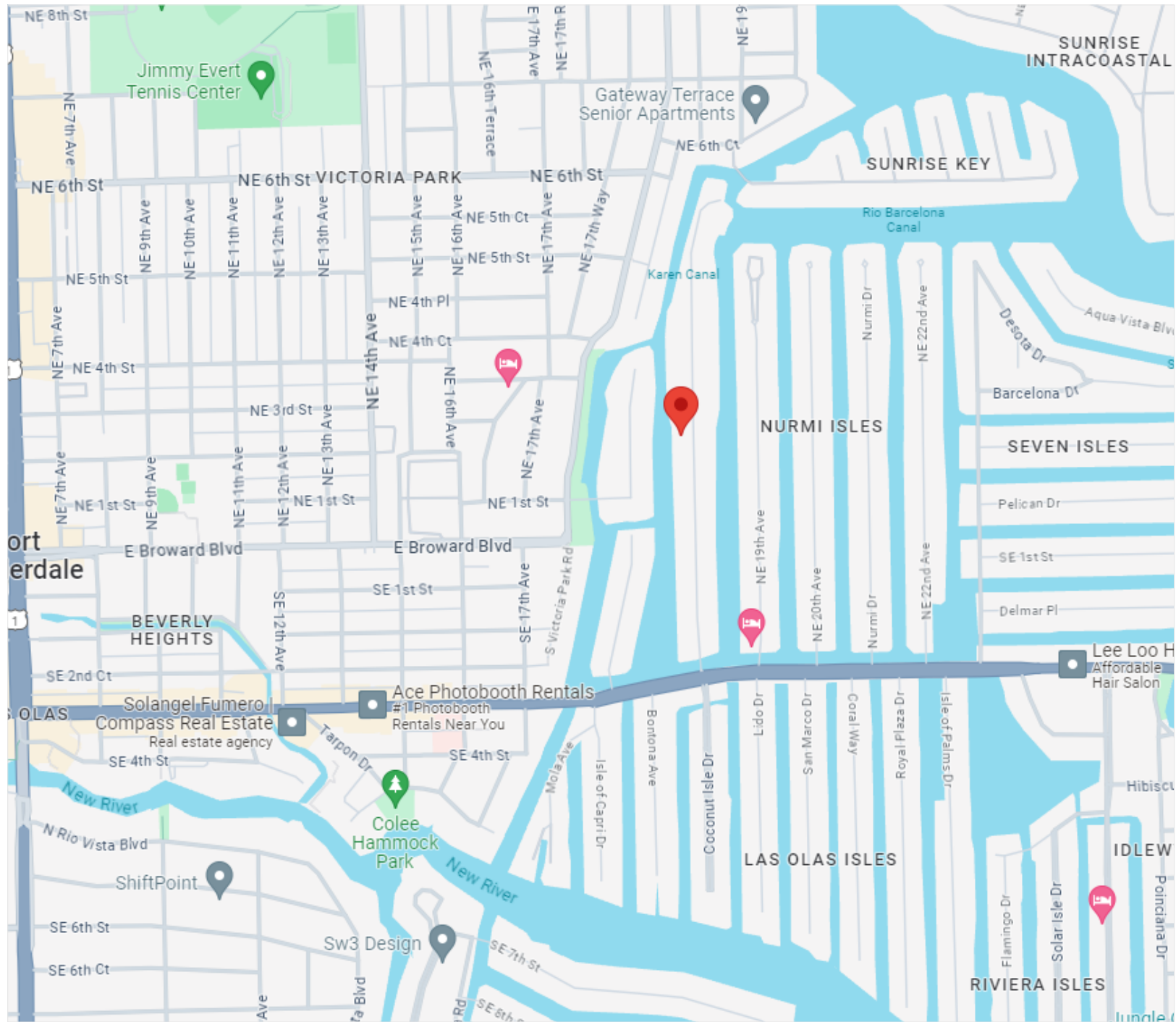
# LOCATION MAP

US Bankruptcy  
Real Estate Sale



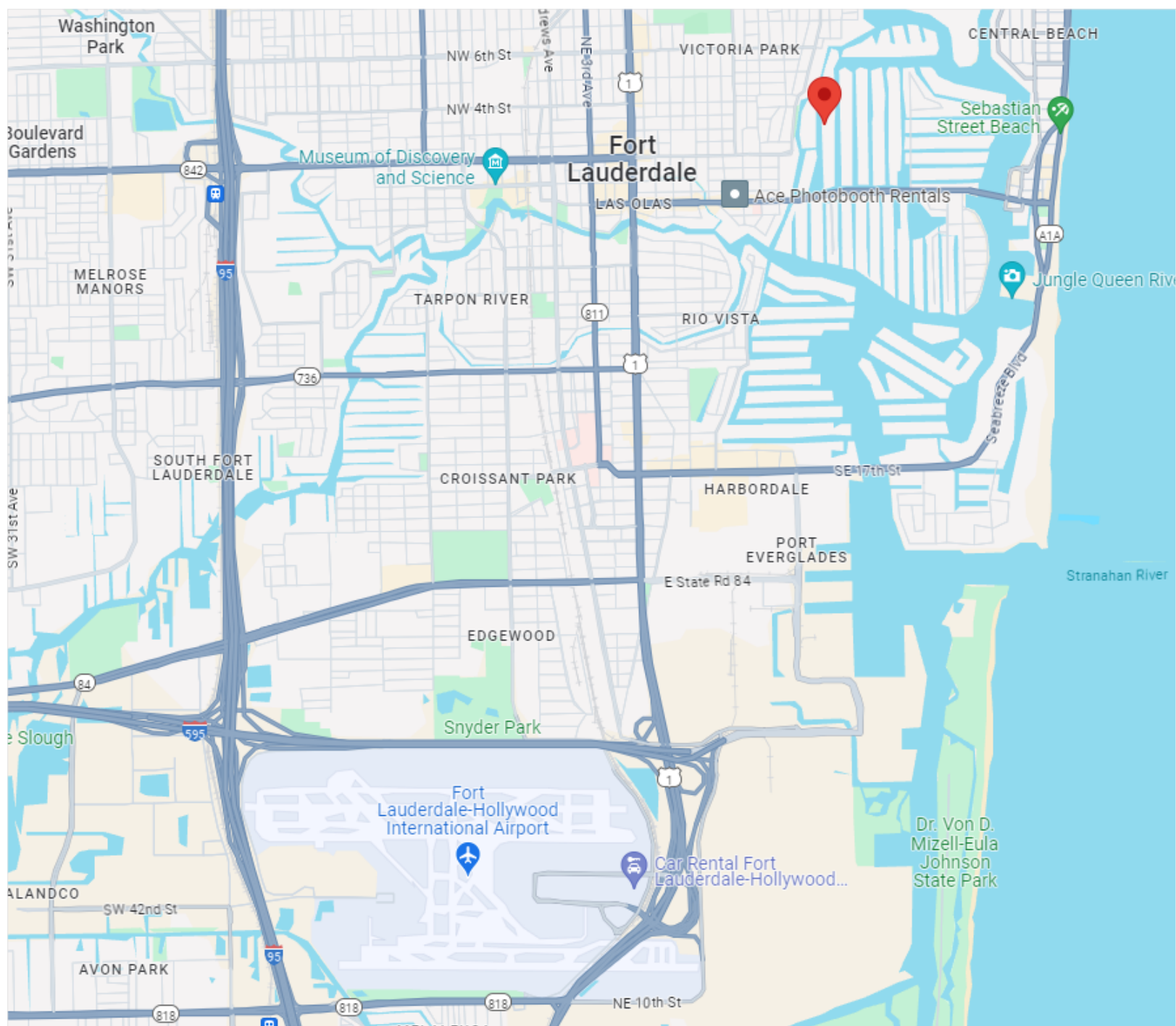
# LOCATION MAP

US Bankruptcy  
Real Estate Sale



# LOCATION MAP

US Bankruptcy  
Real Estate Sale



# AREA OVERVIEW

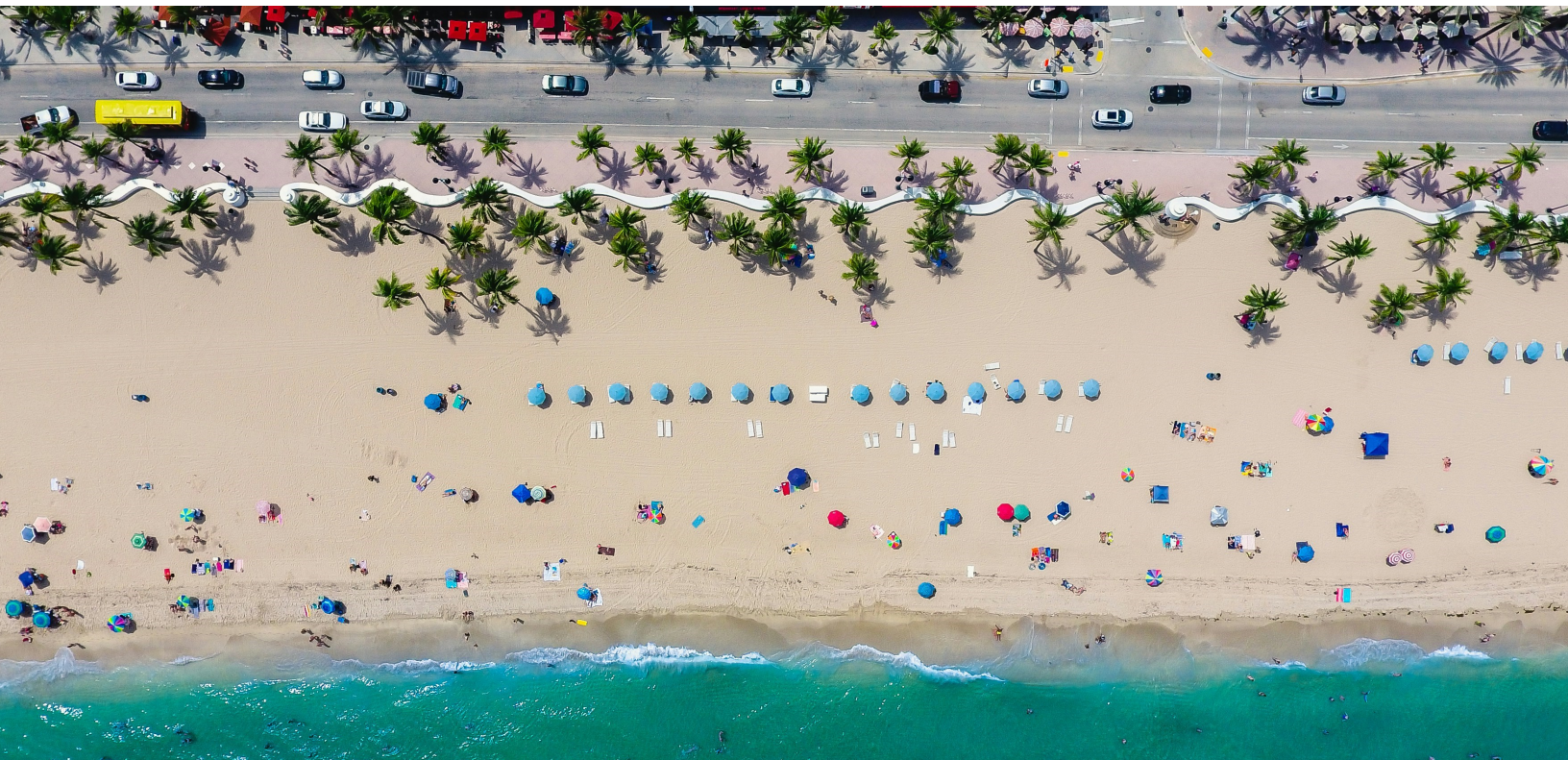
## US Bankruptcy Real Estate Sale

Fort Lauderdale is the city you never want to leave. From the rich, natural beauty of our world-famous beach, waterways, and cultural offerings, to the array of entertainment and educational opportunities. Our 165-miles of scenic inland waterways wind through the city, highlighting what makes Fort Lauderdale unique and why it truly lives up to its designation as the “Venice of America.”

Our semi-tropical climate is highlighted by more than 3,000 hours of sunshine each year and pleasant year-round ocean breezes. The picturesque Riverwalk serves as the cornerstone of the City's arts, science, cultural and historic district which features the Broward Center for the Performing Arts, Museum of Discovery and Science, Museum of Art and Old Fort Lauderdale Village and Museum. Las Olas Boulevard has gained international acclaim as Fort Lauderdale's centerpiece of fashion, fine dining and entertainment. In addition, the City's downtown area is home to Broward College, Florida Atlantic University, the award-winning Broward County Main Library, federal, county and school district offices.

Once known strictly as a tourism-based economy, Fort Lauderdale now supports a diverse range of industries, including marine, manufacturing, finance, insurance, real estate, high technology, avionics/ aerospace, film and television production. Fort Lauderdale is establishing itself as a world-class international business center and one of the most desirable locations for new, expanding or relocating businesses. Fort Lauderdale is a great place to live, work and raise a family, and the City looks forward to continuing to build upon its success to meet the challenges of the 21st Century and beyond.

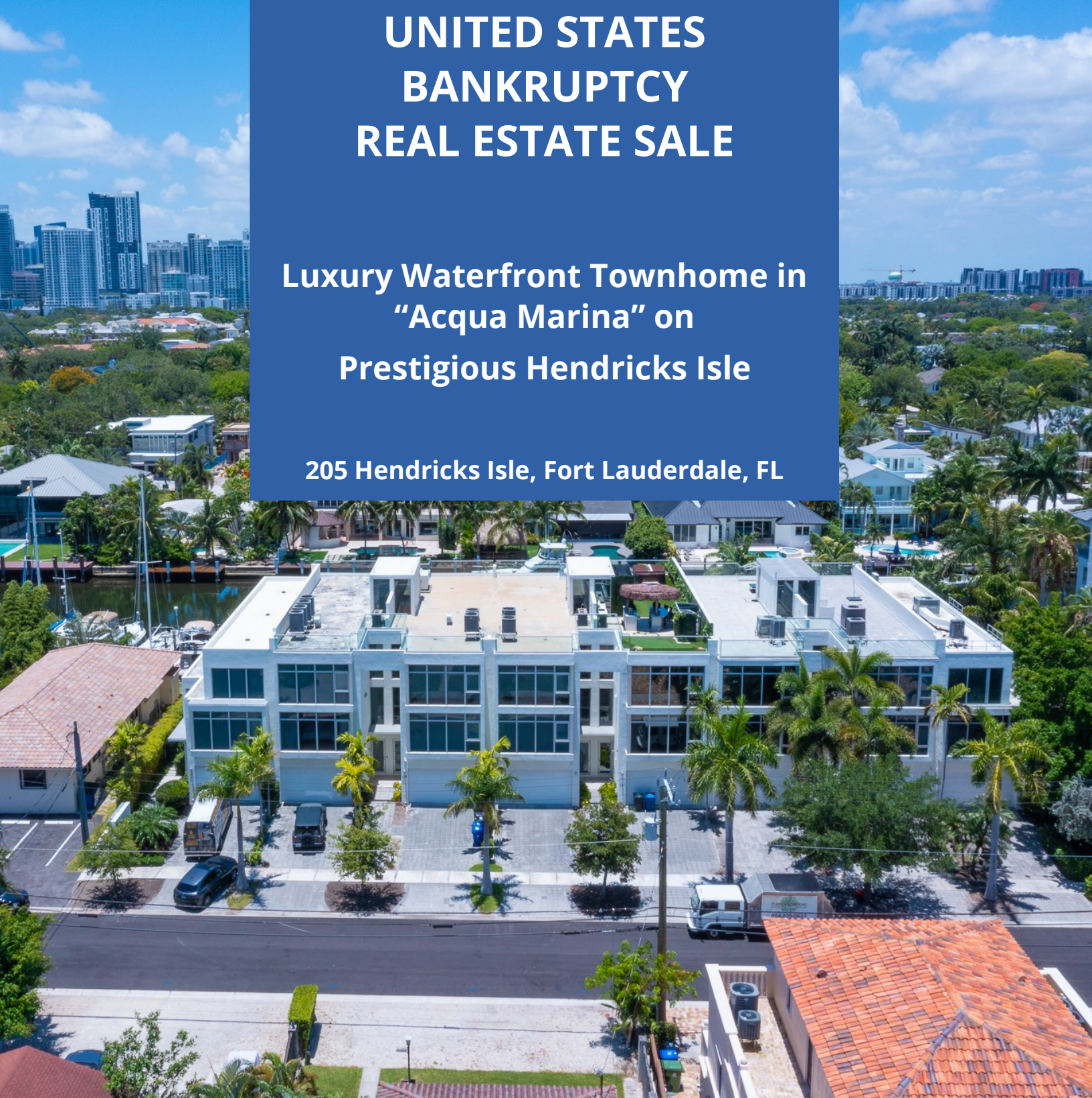
\*INFORMATION OBTAINED FROM [fortlauderdale.gov](http://fortlauderdale.gov)



# UNITED STATES BANKRUPTCY REAL ESTATE SALE

Luxury Waterfront Townhome in  
"Acqua Marina" on  
Prestigious Hendricks Isle

205 Hendricks Isle, Fort Lauderdale, FL



Real Estate Consultant:

Francis D. Santos

754.220.4116

[francis@fisherauction.com](mailto:francis@fisherauction.com)



**FISHER**  
AUCTION COMPANY