

PROPERTY FEATURES & IMPROVEMENTS

6121 Southwest 16th Street | Plantation, FL 33317

Residence & Flexible Bedroom Layout

- 4 bedrooms | 2 bathrooms | Split-bedroom floor plan | Approximately 2,200 sq. ft. of living area
- Primary suite is located separately from the three secondary bedrooms and cabana bathroom on the opposite side of the home
- Three-bedroom wing can be closed off from the main living area for added privacy - appealing for extended family, teenagers or guests
- One secondary bedroom features French doors opening to its own small outdoor patio, offering a private-suite feel
- Cabana bathroom provides direct access to the pool and patio
- Oversized two-car garage | Circular driveway | No homeowners association

Waterfront & Outdoor Living

- Approximately 100 feet of waterfrontage on an oversized, roughly 13,100 sq. ft. lot
- Situated along a wide, free-flowing section of the canal with regular water movement, per seller
- Ocean access via two fixed bridges; vessel clearance and navigability should be independently verified
- Approximately 20-foot dock plus 6-foot floating dock | Private swimming pool
- Fenced yard with generous space for boating and recreational equipment; buyer to verify permitted uses

Property Features & Improvements

- Impact windows and doors, including garage door
- Tankless water heater | Updated primary bathroom
- New 3-ton air-conditioning system (2025); second A/C system

Roof & Recent Inspection

- Tile roof reported to be approximately 2003
- Both roof valleys completely redone in 2025
- Recent four-point inspection completed

Buyer Information

Buyer to verify measurements, permits, bedroom configuration, any proposed conversion or separate living-unit use, roof age and work, inspection report, waterway conditions, dock dimensions, vessel clearance, permitted outdoor storage and all property details.