

2265 NE 9th Ave, Wilton Manors, Florida 33305

Listing

MLS#: [B26035808](#)
Status: Active

Prop Type: Residential
Type: Townhouse

Price: \$749,900
DOM: 25



Residential
List Price: \$749,900
MLS #: [B26035808](#)
Status: Active
List Broker: [802518/LoKation](#)
Geog Area: FTNE - Ft Lauderdale NE (3240-3270;3350-3380;3440-3450;3700)
Zoning: TNOD
Type: Townhouse
County: Broward
Subdivision: WILTON MANORS
Rental Type:
Beds: 4
Year Built: 2004
Acres: 0.02
Munic Code:
Baths: 4/0
Stories Tot: 3
DOM: 25
CDOM: 25
Parcel Num: [494226550370](#)
Parcel:

Open House: Sun Jun 28, 12:00PM-3:00PM

Model Name:
Dev Name: BELLE ISLE
Virtual Tour: <https://www.zillow.com/view-imx/f8f42789-789f-4e3e-8355-da516ba13afb?setAttribution=mls&wl=true&initialView=1>
Legal Description: WILTON MANORS UNIT 1 AMD PLAT 15-1 B POR OF BLK 22 DESC AS COMM NW COR LOT 11 BLK 22,SE 103.17,NE 31.85,SE 80.33 TO POB,NE 40 SE 20,SW 40,NW
Elementary: [Wilton Manors](#)
High: [Fort Lauderdale](#)
SqFt Liv Area: 2,000
SqFt Total: 2,460
Apx Lot Size: 800
Middle: [Sunrise](#)

Remarks

Public Remarks : Rare 4-bedroom, 4-bath tri-level townhome in Belle Isle, one of Wilton Manors' most desirable communities, just moments from Wilton Drive's restaurants, nightlife, and entertainment. Offering an ideal layout for today's lifestyle, this versatile home features a second-level bedroom currently used as a den and a ground-level bedroom currently used as an office adjacent to a full bath, providing exceptional flexibility for guests or working from home. Belle Isle is a professionally managed, financially strong community with exterior insurance and alarm monitoring included in the maintenance fee, allowing owners to carry only an HO-6 policy. Additional features include a 2-car garage and a whole-home water filtration system. The main living level offers an open living and dining area, an ample-sized kitchen, and a spacious balcony with a partial pool view without looking directly into another residence. The third level features two generously sized bedrooms, each with its own ensuite bath. The primary suite includes a large walk-in closet plus a second walk-in closet for added storage. The spa-inspired primary bath offers a soaking tub, oversized shower, dual vanities, and a private water closet. Residents enjoy a beautifully landscaped pool area with comfortable lounge seating, community restrooms, abundant guest parking, and a pet-friendly environment.

Driving Directions: From Federal Hwy, head west on NE 26th St. towards 5 points and veer left onto Wilton Drive, heading south, Turn left on to NE 9th Avenue & make the 1st right into the community. Go forward all the way back to last row, townhouse is 2nd one on the right.

Broker Confidential: Please Use Showing time to schedule your appointments. Same day appointments possible with at least 2 hours notice and Listing agent to accompany all showings. Den requires door in order to revert back to 4th bedroom. Please provide Lender pre-approvals or proof of funds attached with all offers. HOA Docs & Buyer application are located in the supplements. All square footages taken from tax rolls. Buyer to verify. Listing agent not liable for any typographical errors or data inaccuracies.

General Information

Senior Cmty: No	Faces: East		
Spcl List Cnd: Standard			
Waterfront: No / None			
Arch Style: Key West			
Garage #: 2	Carport #:	Open Parking:	Covered Prk: 2.00
Parking Desc: Attached, Attached Garage, Covered, Garage Door Opener, Garage, Guest		# Ceiling Fans:	Parking Total: 2
Furnished: Unfurnished			Main Liv Area: Upstairs
Flooring: Carpet, Tile			
Construction: Block, CBS, Concrete Block - With Stucco, Concrete, Stucco, Vinyl Siding			
Lot Desc: Zero Lot Line			
Private Pool: No			
View: Garden, Pool			

Rooms

Main Lvl Bed: 1
Master Bath: Dual Sinks, Master Bdrm - Upstairs, Separate Shower, Separate Tub
Dining: Dining/Living Room, Snack Bar/Counter

Room	Dimensions	Level	Description
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Additional Information

Pets:	Yes/Pet Restrictions Possible, Yes	Max # Pets:	Wgt Limit:	Pet Fee:
Othr Pet Rstr:	Possible Restrictions			
Interior:	High Ceilings, Roman Tub, Walk-In Closet(s)			
Equip/Apppl:	Dishwasher, Disposal, Dryer, Range-Electric, Ice Maker, Microwave, Refrigerator, Water Purifier Owned, Washer, Water Purifier			
W/D Allowed:		Laundry Appl:	Laundry Closet, Upper Level	
Windows:	Blinds	Sprinkler:	City Sprinkler System	
Guest House:		Gated:	No	
Exterior Feat:	Awning(s), Balcony, Courtyard, Garden, Lighting, Outdoor Shower, Pool Bathroom			
Assoc Amen:	Other , Pool			
Storm Protect:	Complete, Impact Glass, None, Other			
Heating:	Central, Electric			
Cooling:	Ceiling Fan(s), Central Air, Electric			
Water:	Public	Sewer:	Public Sewer	
Roof:	Metal	Year Roof Installed:		
Lease Permitted:	Yes / Okay To Lease, Okay To Lease With Restrictions			
Restrictions:	Buyer Approval Required, Lease Restrictions, Limited # Vehicles, No Exterior Alterations, Other Restrictions			
Entry Location:	First Floor Entry			

Financial Information

Terms:	Cash, Conventional	Tot Assessed Val:	1.61	Min % Down:	
Assumable:	No	Tax Info:	No Homestead	Assess Market Val:	\$647,550.00
Taxes:	\$8,796	Applic Fee:	\$100.00	Min Credit Scr:	670
Type Assoc:	Homeowner Association	Cap Contrib:	No	Cap Contrib Amt:	
Mbr Req/Fee:		Assoc Fee:	\$755/Monthly	Mmbrshp Fee Req:	No
Assoc Name:	Belle Isle Homeowners Association			Assoc Dep:	
Assoc Ph/Web:	954-673-7001 / https://belleisle.communitysite.com				
Assoc Fee Inc:	Common Areas, Insurance, Maintenance Grounds, Pool Service, Reserve Funds				
Special Info:	Sold As-Is				
Possession:	Close Of Escrow				

Agent/Broker Info

List Office:	LoKation (802518)		Agent Ph:	954-300-8723
List Agent:	Jose M Feliciano (3274432)		Agent Ph 2:	954-300-8723
LA Email:	joefeliciano2@gmail.com		Agt License:	3274432
Ofc Address:	1500 E. Atlantic Blvd. Pompano Beach, FL 33060		Office Ph:	954-545-5583
			Office Fax:	954-543-1818
			Contact #:	954-300-8723
OLP:	\$749,900	Prev Pr:	Pr Change Dt:	
Own/Agent:	No		Occup Info:	Call Listing Agent
List Date:	06/02/2026	Active Date:	Pending Date:	
Listing Type:	Exclusive Right To Sell		Expire Date:	12/01/2026
Internet:	Yes	AVM:	No	Any Bkr Adv:
Delayed Mkt:	No	Del Mkt Date:		Addr on Inet:
Show Instruct:			Comments:	Yes
Show Require:	Alarm System, Appointment Only, Call Listing Agent, Listing Agent Must Accompany, Occupied, Schedule Online, See Remarks			
			Pets on Prem:	No

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.