

1 ISLA BAHIA DRIVE
FORT LAUDERDALE, FL 33316
ESSENTIAL DETAILS & KEY FEATURES

Extensively renovated and completed September 2025, which resulted in a remarkable transformation, creating a new and improved property in every way.

6 bedrooms with 8 full bathrooms plus 5 half baths – (the cabana bath is a luxurious full bathroom)

340 feet of **Waterfront** which includes 170 feet of private protected dockage

Point Lot: approximately 31,000 square feet and approximately 3/4 acre

Architecture by renowned architect Tom Benedict

Extensive **Stonework** throughout the interior and exterior hand-carved by European craftsmen

Main House has 5 bedrooms, the primary bedroom has 2 full separate primary baths -- this primary suite has 5 rooms which consist of her bath (shower and separate claw-foot tub), the bedroom, sitting room, his bath, and a gym – theoretically the gym could be a 7th bedroom instead of a gym because it has a full closet and access to his bath – another bedroom in the main house has a full kitchenette and can serve as a maid's quarters or in-law suite.

4 person **Jacuzzi** on primary bedroom balcony which conveys with the property

2 Story Addition in 2016 to create 3 unisex bathrooms to accommodate large parties and staff use on 1st floor plus a hair salon/spa with hair washing sink on 2nd floor

3 Guest Bedrooms Ensuite:

- 1st bedroom having its own bathroom with steam shower
- 2nd bedroom has both a shower and separate tub in the bathroom
- 3rd bedroom has a tub/shower combo in the bathroom
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Refrigeration and Other Appliances:

- 5 large Sub-Zero refrigerators (2 of which are in the Catering Garage)
- 5 under counter refrigerators
- 3 Miele dishwashers (1 of which is in the Catering Garage)
- 3 extra large capacity washing machines (2 LG and 1 Maytag)
- 3 extra large capacity LG dryers (2 LG and 1 Maytag)
- 2 large Sub-Zero wine refrigerators
- 4 Wolf Ovens (2 of which are in the Catering Garage)
- 1 Wolf 10 burner gas stove with Large Griddle in main kitchen plus 1 Wolf 5 burner electric induction cooktop located in Catering Garage along with a GE Microwave
- 4 built in microwave units (1 of which is in the Catering Garage)

Utility Rooms: upstairs and downstairs...Fully equipped utility rooms. Downstairs utility room has one of the Sub-Zero refrigerators

8 large Carrier **A/C Systems** plus 3 Mitsubishi Mini-Split A/C systems

Whole house **Audio System** interior and exterior

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Elevator: large hydraulic household elevator refitted with custom paneling

Smart Home w/Savant control system -- Savant controls all of the A/V and Lutron lighting inside and outside -- entire house was wired in 2016 with 5 miles of CAT 5 coaxial cable for internet and television A/V connectivity plus a Mesh Wi-Fi Router system throughout

Detached 2 Story **Guest House:** 1 bedroom includes a huge 2 level suite -- it has a kitchenette as part of the suite on the upper level with a full bath with separate tub and shower, September 2025 completely gutted and totally renovated with all new hurricane doors and windows. 1st floor can be office or media room.

Outdoor Built-in Barbeque Grill

Pool 50 ft x 25 ft with infinity edge. Pool has salt system and is gas heated. Separate spa/jacuzzi near pool under the bougainvillea arch is currently a Koi pond; however it can be converted back to a spa

Impact Windows & Doors -- entire house has Weather Shield doors and windows (118 total) and were reglazed with PPG Low-E impact glass installed by Integral Windstorm Systems in 2017 -- there are 36 sets of mahogany French doors opening out to the loggias, the Intracoastal, and the upper balconies

Roof -- Newly installed in 2023 top-quality Veree S Graphite Clay Barrel Tile over new 30 to 40 year double peel & stick roof system installed by top-rated Distinctive Roofing, along with lightning rods

4 Garages all with air-conditioning with 11 foot ceiling heights can accommodate car lifts up to 8 total cars

Note: the 3 car garage (below the guest house) includes an extensive catering kitchen with 2 Sub-Zero refrigerators, a Wolf cook top stove, 2 Wolf ovens, and a Miele dishwasher

Full House Generator -- Kohler 60-RCL 60 KW generator running on city line natural gas plus a Kohler 600 AMP automatic transfer switch in a NEMA stainless steel enclosure

Dock:

- 3 phase 440 volt power transformer with switching system to the dock: two pedestals can power up to a 165 ft yacht
- 6 heavy duty steel pilings (4 tall and 2 short) and cleats to dock a yacht up to 165 feet
- Completely new dock (built in 2017) on pilings around the entire perimeter of the waterfront which created approximately 5,000 SF of extra flat exterior entertainment space

Extensive and elaborate exterior Kichler **Landscape and Security Lighting** plus 14 extremely tall palm trees wrapped in lights (10 are beautifully spaced along the perimeter of the Intracoastal waterfront and 4 are beautifully arranged at the front entrance)

Ultra high-end **Rocky Mountain Bronze Door Hardware** with bronze door handles for the entire exterior and interior -- installed in 2017

A ballistic nylon **Hurricane Screen System** that goes around all open loggias and allows all exterior furniture and plants, etc., to be brought into safety on the loggias

Survey and Elevation (attached as a Supplement in the MLS) show the **1st floor base elevation at approximately 9 ft**

Depth of Water at Low Tide: 12 feet