

FOR SALE · OAKLAND PARK, FLORIDA

NEW CONSTRUCTION 2026

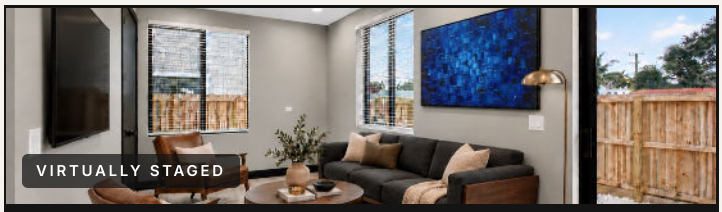
3541 NE 13TH AVENUE · UNIT A & UNIT B · OAKLAND PARK, FL 33334

Brand-new. Five bedrooms. *Your own pool.*

$1,485,000 per residence

Financing welcome · Pricing for buyers of both — ask Share

5 bed · 6 full bath · ~2,700 air-conditioned sq ft each
2 stories · private plunge pool · 240V EV charger



UNIT A · SOLD UNFURNISHED

Unit A · the Noir Residence

Bold, dramatic, sophisticated: Repose Gray walls with Tricorn Black doors and trim, crisp white ceilings. Sold unfurnished, so it takes your furniture and your style from day one. Staged images are virtually staged and labelled.

☐ Repose Gray ☐ Tricorn Black

$1,485,000



UNIT B · PROFESSIONALLY STAGED

Unit B · the Horizon Residence

Bright, refined, effortlessly modern: Crushed Ice walls with Pure White doors and trim. Professionally staged; if you would like to move straight in, the furniture can be bought separately from the staging company.

☐ Crushed Ice ☐ Pure White

$1,485,000

Sherwin-Williams colours; swatches approximate on screen and in print.

EACH RESIDENCE

5 bedrooms · 6 full baths
~2,700 air-conditioned sq ft · 2 stories · completed 2026

Private plunge pool, 5 × 15 ft
Pavers and white-gravel sun yard · balcony upstairs

Parking and charging
2-car carport + 2 driveway spaces · 240V EV charger

Built for Florida
Impact-rated windows and doors · all-electric

Two 3-ton AC systems
One per floor · two washer-dryer sets

Kitchen and finishes
Quartz counters · upstairs wet bar · porcelain tile, vinyl plank stairs

Flood zone AE; finished floor 1.68 ft above base flood elevation.

A GARDEN NEXT DOOR

The City lots beside the homes are becoming Glenwood Garden, a Florida-native botanical garden with shaded paths and a boardwalk; construction begins October 2026. Greenleaf Park and its dog park are a 3-minute walk.

THREE MINUTES FROM WILTON DRIVE

Restaurants, bars and nightlife on Wilton Drive, with Fort Lauderdale beach and Las Olas Boulevard shopping and dining close by. Fort Lauderdale airport is about 20 minutes.

A STREET THE CITY IS INVESTING IN

More than $3.2 million in state grants fund new sidewalks, accessible paths and better drainage on the NE 13th Avenue streets around the homes.



Share Ross
Sharon "Share" Ross
REALTOR®
The Rockstar Group,
brokered by eXp Realty

561.374.4582
Sharon@RockstarHomeGroup.com
RockstarHomeGroup.com

Luxury Furnished Living
(202) 779-2548
info@luxuryfurnishedliving.com

3541 NE 13th Avenue, Units A & B, Oakland Park, FL 33334. Listed by Share Ross, The Rockstar Group, brokered by eXp Realty. Equal Housing Opportunity. Information deemed reliable but not guaranteed; buyers should verify. (est.) = seller's estimates.

OWNING IT · EACH RESIDENCE

What it costs to own, *and how to buy.*

BEFORE YOUR MORTGAGE · PER MONTH, ONE RESIDENCE

Seller's estimates

$375

HOA fee. Almost all of it pays the building's hazard, wind and flood insurance; the rest is a small reserve for a new roof in 15–20 years.

~$2,250

Property tax (est.). Estimated on the purchase price; Florida reassesses at sale. The homestead exemption applies if it is your primary residence.

~$333

Your unit policy (est.). Your own HO-6 for the interior, contents and liability. Get a quote; owner-occupied policies often come in lower.

≈ $2,960

A MONTH

before your mortgage and utilities. All-electric home with two new AC systems; utilities are yours.

No amenities to fund · no management company · no clubhouse

A two-owner HOA — you and your neighbour

THE HOA, PLAINLY

What you own	Your home, on its own deed. The two homes share one building, so there is a small HOA of two owners — nothing more.
The HOA	You and your neighbour. The HOA fee carries the building's hazard, wind and flood policy and a roof reserve. Nothing else to fund.
Insurance in place	The building policy is bound now and moves to the HOA's name before the first sale. Flood cover on the building is in force.
Cleared to finance	Confirmed lendable: conventional financing is available on these homes, like any residential purchase. Share can connect you with a lender.
Renting it out	An option, not a requirement. Each home is STR-eligible, subject to the City's licensing. The Buyer Handout covers the rental numbers if that interests you.

FINANCING EXAMPLE · ONE RESIDENCE

Purchase price	**$1,485,000**
Down payment, 20%	**– $297,000**
Your loan	**$1,188,000**
Principal & interest 7.00%, 30 years	**≈ $7,900 /mo**
HOA fee, tax, unit policy	**≈ $2,960 /mo**
All-in, a month (est.)	**≈ $10,860**

OR PUT HALF DOWN

Your loan	**$742,500**
Principal & interest	**≈ $4,940 /mo**

An illustration only; your lender sets the rate and terms.

1 · SEE IT

Three easy ways: contact Share directly; a self-guided visit with your own agent, arranged through Share; or the open houses to be announced.

2 · OFFER AND CONTRACT

A normal residential purchase: financing welcome, a 10-day inspection period, and closing and title through Becker & Poliakoff. Share has the contract ready.

3 · DOCUMENTS ON REQUEST

HOA documents and budget, survey, elevation information, insurance certificates and the City's short-term-rental letter — ask Share.



YOUR OWN PLUNGE POOL · UNIT B, STAGED



SAMSUNG KITCHEN, QUARTZ COUNTERS · UNIT B

New in 2026, built to today's code. Impact-rated windows and doors throughout, two new AC systems and two laundry sets per home, a 240V EV charger in the carport, and a finished floor 1.68 ft above base flood elevation. Nothing to renovate; move in and live.



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