



PARAMOUNT REALTY
USA

LUXURY PROPERTY AUCTION

Bid by Thursday, September 26

Rare Intracoastal Waterfront Double-Point Lot/Home

2841 NE 9th Court • Pompano Beach, FL

Previously \$4,900,000
Reserve \$3,875,000



Luxury Property Auctions
212.867.3333
prusa.com

COMPASS

Listing Agent
Shayla Allen

LIVE | RENOVATE | DEVELOP

This Intracoastal waterfront property is situated on a rare oversized double-point lot (15,561 square feet approx.) and offers expansive waterfront views and nearby ocean access. The site boasts 267 feet of waterfront—92 feet along the Intracoastal and 176 feet on the canal—ideal for accommodating a large yacht and also features a new 50A/125-250V power pedestal.

The 5-bedroom, 4.5-bathroom residence—ready for occupancy or renovation—is over 6,500 square feet and was inspired by the architectural genius of Frank Lloyd Wright, blending modern comfort with timeless design principles and features breathtaking water views throughout. This rare double-point waterfront lot, zoned RS-2, also allows its future owner to create a stunning luxury masterpiece.

The property benefits from proximity to Pompano Beach Airport, as well as a variety of nearby luxury shopping, dining, golfing, and entertainment options.

OCEAN ACCESS

The property is approximately a 10-minute ride and located 2 miles south of the Hillsboro Inlet, which provides direct access to the Atlantic Ocean.

LOCATION

Pompano Beach is a growing luxury oasis and rapidly climbing real estate market. New luxury developments include the recently completed Waldorf Astoria Residences, the first stand-alone Waldorf Astoria condominiums in the world, and the soon to be completed Ritz Carlton Residences, a 2-tower condominium development that are over 90% sold. Comparable sales for the property are limited due to the spectacular location and size/shape of the lot.





PARAMOUNT REALTY USA
212.867.3333 · prusa.com

DESCRIPTION

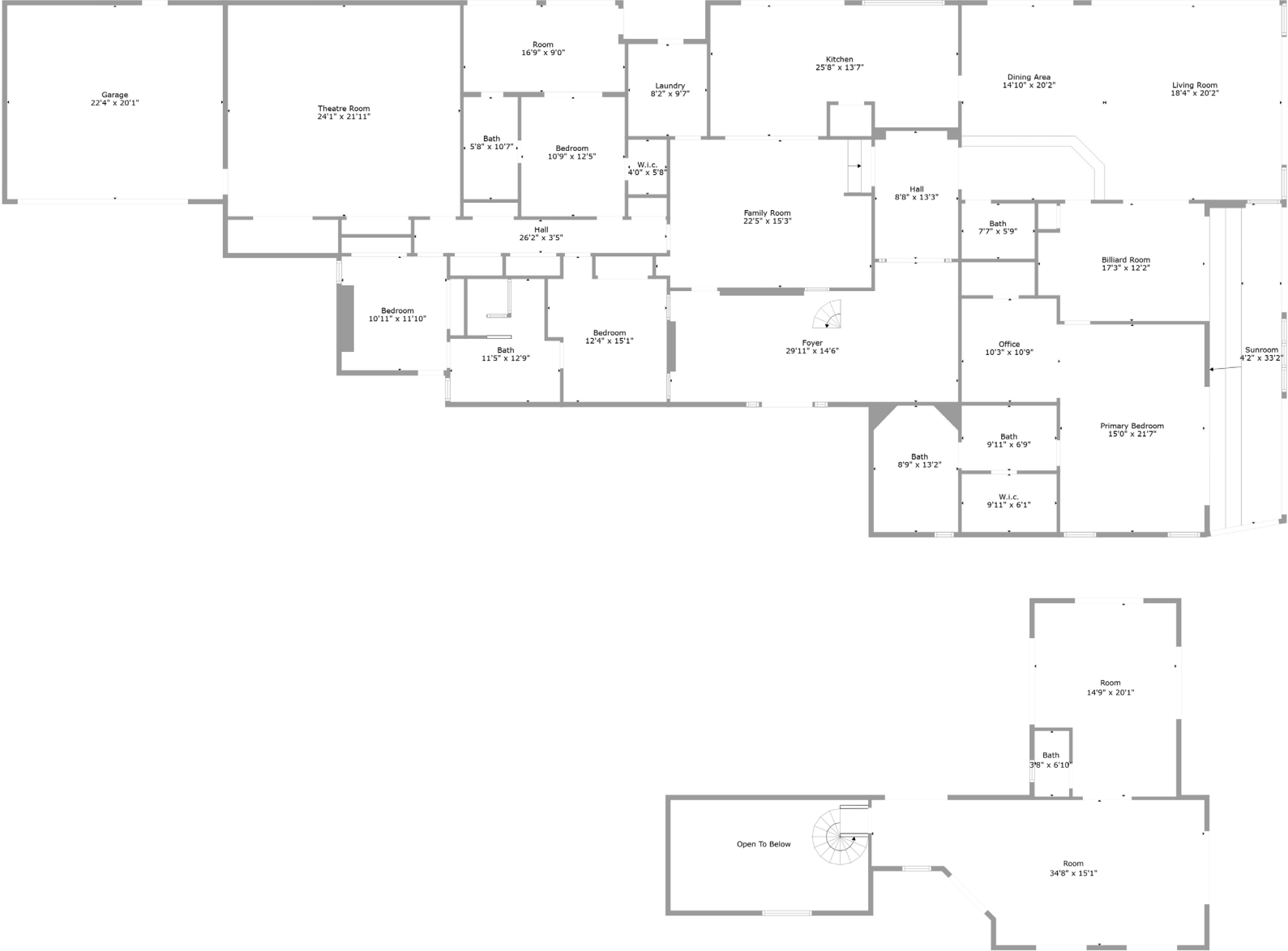
Lot size	15,551 sq. ft. (0.357 acres)
Size	6,519 sq. ft. (approx.)
Bedrooms	5
Bathrooms	4.5
Year Built	1974
Waterfront	Yes, 92 ft. on Intracoastal Waterway; 176 ft. on Canal

Dock	Yes
Pool	In-ground saltwater & 2 hot tubs
Heat	Central, electric
Air Conditioning	Central Air
Water/Sewer	Municipal/public
Zoning	RS-2
Property Taxes	\$15,528/year

HIGHLIGHTS

- Double point oversized lot
- 267 ft. of water frontage
- Private dock that can accommodate over a 120 ft. yacht
- Nearby ocean access
- New 50A/125-250V power pedestal
- 2 new 5-ton HVAC units (2023)
- Secure seawall and pilings
- 3rd floor observation deck
- Privacy wall
- Incredible waterfront views
- Abundance of natural light
- Surrounding lots are 1/2 the size
- Canal width is 100 ft. (others typically 80 ft.)

FLOOR PLAN

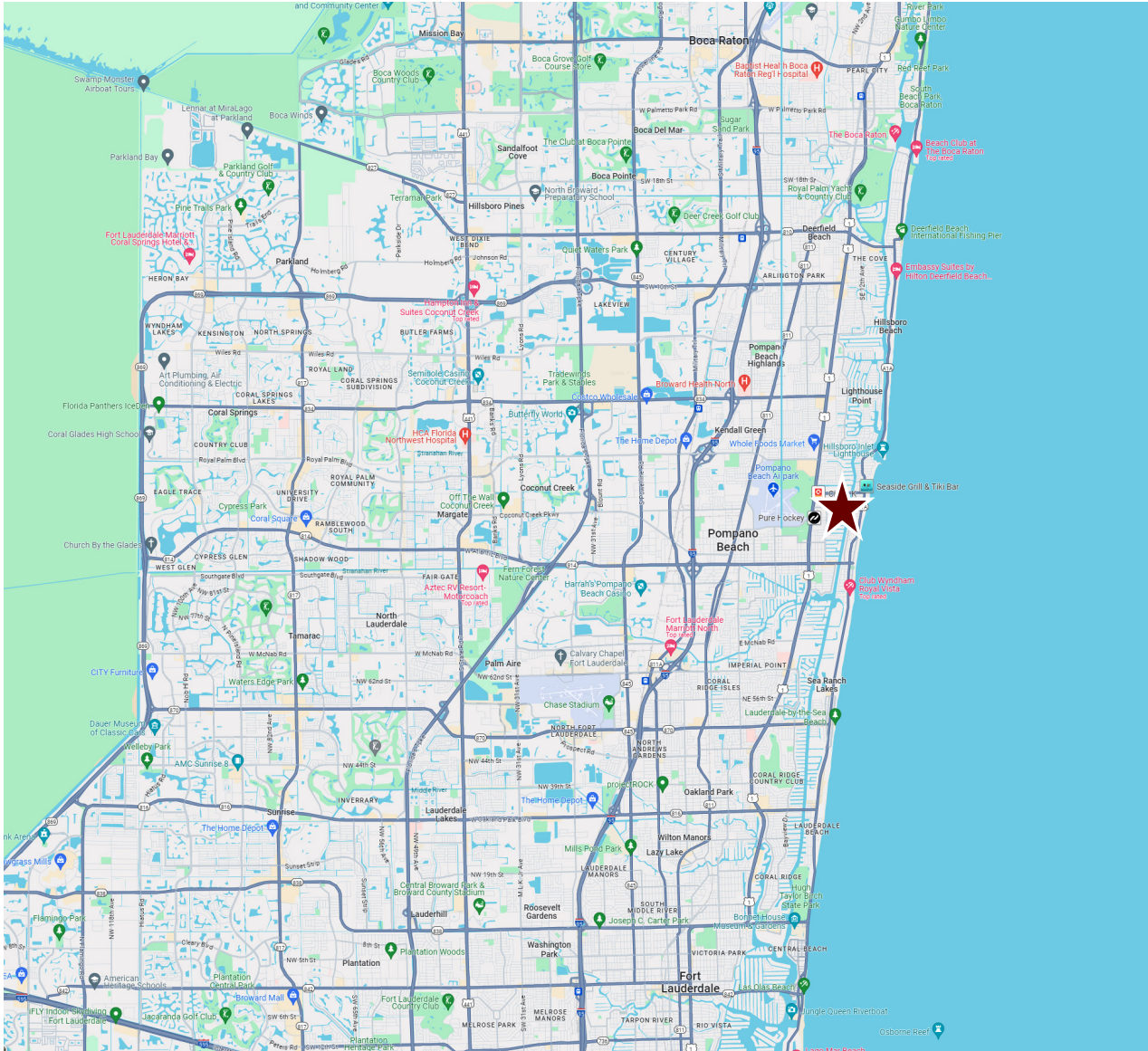


All dimensions are approximate.



THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

- 1. ACCESS Due Diligence** to view bidding instructions, photos and more. Click [HERE](#) and follow instructions in Step 2, or visit prusa.com.
- 2. TOUR the property by appointment only.** Please email info@prusa.com to schedule a tour on:
 - Saturday, August 24
 - Saturday, September 14
- 3. SUBMIT BID Now through Bid Deadline: 4pm EST on Thursday, September 26.** You MUST submit a bid anytime between now and the Bid Deadline by clicking [HERE](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

MUST SELL

5% Buyer's Premium. Property subject to prior sale. Submit bid at any time. All bids are encouraged. Seller (a) will accept the highest bid at or above the Minimum Bid (on terms set forth by Seller) and (b) has the right to accept a bid below the Minimum Bid.



212.867.3333 · prusa.com

The listing broker for the property is Shayla Allen (unique ID number 3449118) with Compass (101 N Federal Hwy 5th Floor Boca Raton FL, 33432). PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid, Reserve price or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by PRUSA and applies only to the particular date and time of auction, which shall commence and conclude at PRUSA's discretion and upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above a Minimum Bid, Reserve price or Starting Bid, or, alternatively, a Suggested Opening Bid, which is not a reserve price but only a suggestion as to where bidding may begin. Any and all bids are subject to the Buyer's Premium indicated herein or elsewhere by PRUSA, which means that the stated Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price payable by purchaser. Furniture and other personalty are excluded unless explicitly stated as otherwise herein or elsewhere by PRUSA. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by PRUSA. Equal Housing Opportunity.





LUXURY PROPERTY AUCTIONS

ABOUT PARAMOUNT REALTY USA

Paramount Realty USA is a prominent national real estate auction firm. The team has marketed, sold or advised on over \$2 billion of real estate and mezzanine interests throughout North America by auction. The firm has auctioned luxury, residential and commercial property for high net worth individuals, private equity firms, developers, family offices, lenders, government agencies, and other owners of real estate. Visit www.prusa.com for more information.