

CORAL RIDGE • FORT LAUDERDALE

2717 NE 26TH TERRACE

A contemporary Coral
Ridge residence
reimagined for modern
South Florida living.

**OFFERED AT
\$4,185,000-**

Renderings are conceptual and for illustrative purposes only.



A MODERN CORAL RIDGE RESIDENCE

Designed around light, openness and outdoor living.

An extensive two-story remodel and addition transforms the residence into a 3,805-square-foot conditioned home with a main-level primary suite, three additional bedrooms upstairs, dedicated office, multiple living spaces and a strong connection to the pool terrace.

4

BEDROOMS

4.5

BATHS

3,805

AC SQ FT

10,000

LOT SQ FT

3

VEHICLE PARKING

Pool

OUTDOOR

Source: XB Architecture permit set dated 12/20/2024; lot size from public record.



2717 NE 26TH TERRACE • CORAL RIDGE

Property at a glance

A layered program with generous living spaces across two levels.



KEY FEATURES

- First-floor primary suite with walk-in closet
- Three upper bedrooms + three upper baths
- Dedicated office and upper family lounge
- Advanced, customizable home automation
- New kitchen, pantry and multiple living zones
- Covered outdoor kitchen + refreshed pool
- 3-vehicle parking: 1 enclosed + 2 covered spaces
- Impact-resistant aluminum glazing
- Flood Zone X per permit set

Program and specifications shown are based on the current permit set and are subject to final construction selections.

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Ground level

A main-level primary suite and a sequence of living spaces oriented toward the rear terrace.



GROUND LEVEL

Primary Suite
Office
Living Room
Family Room
Dining Room
Kitchen + Pantry
Powder Room
Laundry + Mudroom
Outdoor Kitchen
3-Vehicle Parking

1 ENCLOSED GARAGE + 2 COVERED SPACES
SHELTERED ARRIVAL TO THE MAIN ENTRY

Source: Architectural first-floor plan and reflected ceiling plan. Ceiling heights vary by room.

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Upper level

Private bedrooms are grouped around a flexible family lounge and second laundry room.

UPPER LEVEL

3 Bedrooms
3 Bathrooms
Family Lounge
2 Walk-In Closets
Laundry Room
Balcony

9'4" CEILINGS
IN MAIN UPPER-LEVEL ROOMS



Source: Architectural second-floor plan and reflected ceiling plan. Some ceiling areas vary.

2717 NE 26TH TERRACE • CORAL RIDGE

The social heart

Kitchen, dining and living spaces share a warm material palette and open visual connections.

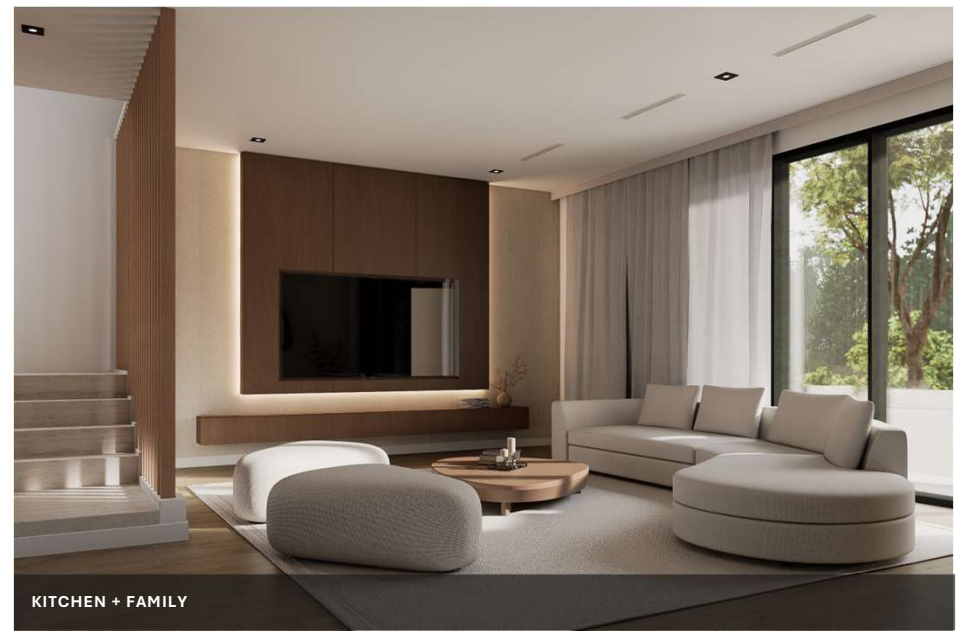


Rendering imagery is illustrative; furniture, art, lighting and final finish selections may vary.

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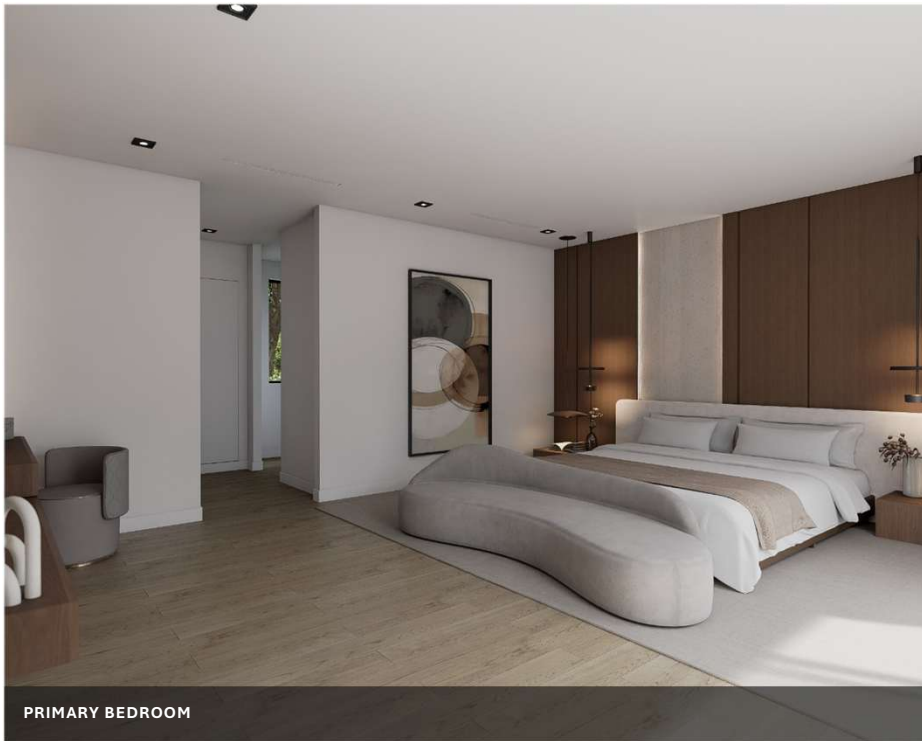


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2717 NE 26TH TERRACE · CORAL RIDGE

Primary suite

A first-floor retreat with generous dressing space and a spa-inspired bathroom.

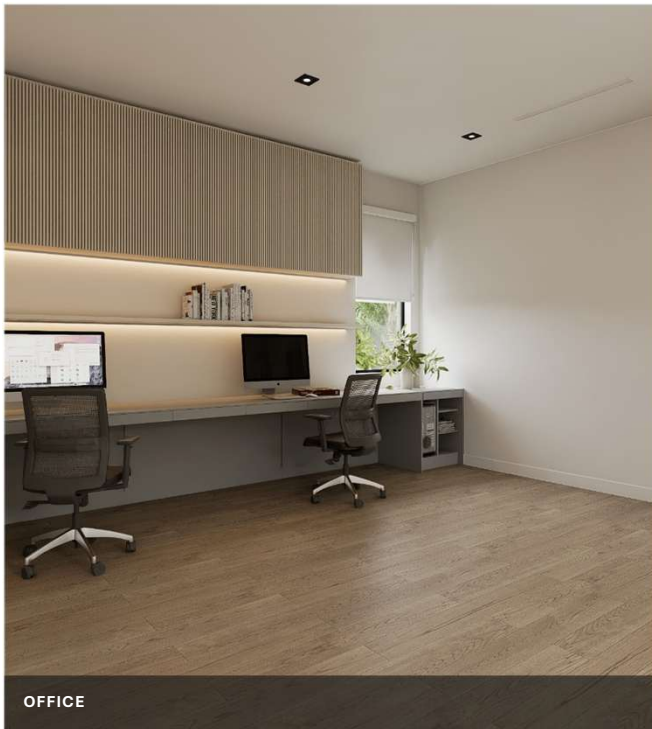


Primary bath plan includes dual vanities, freestanding tub, shower and water closet.

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Flexible private spaces

Dedicated work space on the main level; private bedroom suites above.



Upper level program includes three bedrooms, three baths, family lounge, laundry and balcony.



Outdoor equipment brands and fuel source details to be confirmed before marketing.

RESORT-STYLE OUTDOOR LIVING

A private backdrop for South Florida living.

The permit set retains and refreshes the existing pool with new deck/coping, refinishing and low-voltage lighting. A covered outdoor kitchen is designed with a 36" gas grill, 42" hood, sink and under-counter refrigeration.



2717 NE 26TH TERRACE · CORAL RIDGE

Built for South Florida

The permit set pairs a contemporary exterior with impact-rated openings and durable exterior materials.



Source: Permit drawings, elevations, window/door schedule and project notes.

IMPACT GLAZING

All glazing impact resistant with aluminum frames; ES Elite Series or approved equal.

ROOFING

Westlake Saxony 900 Slate low-profile concrete tile or approved equal.

EXTERIOR PALETTE

Textured stucco, composite wall cladding, bronze-tone aluminum fenestration.

PRIVACY

Composite/aluminum fence and pool-barrier system.

BUILDING SYSTEMS

New air-conditioning systems and ductwork; new plumbing and electrical systems.

CONNECTIVITY

Advanced home-automation infrastructure with CAT6 and shade-ready power provisions; final control platform and integrations to be confirmed.

ADVANCED HOME AUTOMATION

INTELLIGENT LIVING, BUILT IN

A residence designed to adapt to the owner—not the other way around.

The home is being equipped with a flexible, integrated automation architecture designed to coordinate day-to-day operation through centralized and zoned control. Programmable scenes, schedules and routines allow compatible systems to work together as a single environment, while an expandable accessory ecosystem lets the future owner personalize and evolve the experience over time.

ROOM-BY-ROOM

ZONED CONTROL

Coordinated management of compatible systems by area or zone.

PROGRAMMABLE

SCENES + ROUTINES

Schedules and multi-step routines can automate recurring daily sequences.

OWNER-CUSTOMIZABLE

EXPANDABLE BY DESIGN

Compatible accessories and future integrations can be added as preferences evolve.

Permit drawings include CAT6 connection points and recessed power provisions for motorized shades. Final automation platform, device list and supported integrations: XXXXXXXXX





A DISTINCTIVE CORAL RIDGE ADVANTAGE

ONE OF CORAL RIDGE'S RARE ZONE X ENCLAVES

The architectural permit set identifies 2717 NE 26th Terrace as Flood Zone X, with the principal finished-floor elevation shown at approximately 8.8 ft NAVD.

X

FLOOD ZONE

8.8'

APPROX. NAVD

LOWER

MAPPED RISK

**NO REPORTED FLOODWATER INTRUSION
DURING MAJOR RECENT RAINFALL EVENTS***

FORMAL SUPPORT FOR BUYERS

Current FEMA FIRMette · Elevation certificate / survey · Seller statement or loss-history documentation

*Seller/owner representation. Flooding can never be guaranteed not to occur. Current FEMA mapping and elevation documentation should be attached or verified before public distribution.

2717 NE 26TH TERRACE · CORAL RIDGE

Coral Ridge convenience

Schools, everyday services and lifestyle destinations within easy reach of the residence.

SUBJECT PROPERTY

2717 NE 26TH TERRACE
FORT LAUDERDALE, FL
33306

CORAL RIDGE

Residential setting near Bayview Drive, shopping, dining, beaches and Fort Lauderdale lifestyle destinations.

NEARBY PUBLIC SCHOOLS

Bayview Elementary	~1.5 mi
Sunrise Middle	~1.5 mi
Fort Lauderdale High	~2.0 mi

School assignments and ratings should be reconfirmed with Broward County Public Schools before publication.

FINAL DISTANCE CHECKS

FORT LAUDERDALE BEACH
1,7 mi

THE GALLERIA
2,2 mi

CORAL RIDGE COUNTRY CLUB
1,3 mi

LAS OLAS BOULEVARD
3,2 mi

School distances: Zillow nearby-school data for this address (approximate). Other destination mileage intentionally left for final verification.

2717 NE 26TH TERRACE · CORAL RIDGE

Property specification schedule

Confirmed plan data on the left; items requiring owner/broker confirmation on the right.

CONFIRMED		TO CONFIRM BEFORE DISTRIBUTION	
ADDRESS	2717 NE 26th Terrace, Fort Lauderdale, FL 33306	COMPLETION / CO DATE	DEC 2026
ASKING PRICE	\$4,185,000	BUILDER / GC	THE GOAL CONTRUCTOR
RESIDENCE	4 bedrooms · 4 full + 1 half bath	INTERIOR DESIGNER	GINACA DESIGN – ITALY / ARGENTINE
CONDITIONED AREA	3,805sq ft	KITCHEN APPLIANCE BRANDS	ROYCE CABINETS
LOT	10,000sq ft	HVAC BRAND / CAPACITIES	XXXXXXXXXX
PARKING	3 vehicles · 1 enclosed garage + 2 covered spaces	GENERATOR	XXXXXXXXXX
FLOOD / ZONING	Flood Zone X per permit set · RS-4.4	POOL HEATER	XXXXXXXXXX
PROGRAM	Primary suite on main · 3 bedrooms / 3 baths upstairs	SMART-HOME PLATFORM / INTEGRATIONS	XXXXXXXXXX
OUTDOOR	Pool · covered outdoor kitchen · balcony	HOA / ASSOCIATION	XXXXXXXXXX
OPENINGS	Impact-resistant aluminum glazing	PROJECTED TAXES	XXXXXXXXXX

Important: current architectural documents describe the project as a remodel + addition / Level 3 alteration, not ground-up new construction.

2717 NE 26TH TERRACE

Coral Ridge, Fort Lauderdale

OFFERED AT \$4,185,000

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LISTING AGENT / BROKERAGE

XXXXXXXXXX - XXXXXXXXXXXX

ARTIST'S RENDERING DISCLAIMER

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