



3209 NE 26th Street

Fort Lauderdale, Florida 33308 · Dolphin Isles · New construction · MLS A12103365

LIST PRICE

\$2,999,000

BEDS / BATHS

4 / 4
(3 + office)

LIVING AREA

3,106 sq ft
under air

UNDER ROOF

3,987 sq ft
incl. garage, porch, patio

YEAR BUILT

2026
new construction

LOT

4,675 sq ft
0.11 acre

POOL

Private
+ summer kitchen

GARAGE

2-car
epoxy floor

HOA

None
no association

01 THE HOME

Builder	Brand-new construction by Titn Development in Dolphin Isles
Architect	Austin Fox Architecture
Layout	4 bedrooms (or 3 + office), 4 full baths, and a 2-car garage over two stories
Scale	3,106 sq ft under air (gross, per architect's plans); 3,987 sq ft total under roof with the 2-car garage and covered front porch and rear patio; plus 238 sq ft of second-floor balcony and terrace
Ceilings & Glass	10' ceilings with custom LED ceiling detailing; floor-to-ceiling impact glass throughout
Interior Finishes	Engineered hardwood floors with large-format porcelain on the first level; solid-core finished doors; solid oak stairs stained to match; secondary hidden drawers
Lot	Low-maintenance lot, approx. 4,675 sq ft (0.11 acre) per architectural site plan; FEMA Flood Zone AE

02 KITCHEN, SYSTEMS & SMART HOME

Kitchen	Wolf appliance suite and premium finishes
Natural Gas	Natural gas feeds the indoor and outdoor ranges and the water heater (option to add a gas pool heater, est. \$3,000–4,000)
Climate	Dual-zone air conditioning
Smart Home	Control4 — lighting, climate, audio, and security — with a dedicated low-voltage automation closet
Pre-Wiring	Four exterior corners stubbed for cameras; all rooms pre-wired for TV; windows stubbed for blinds
Garage	Epoxy-finished 2-car garage

03 OUTDOOR LIVING

Pool	Private pool with option to add gas heater
Summer Kitchen	Outdoor summer kitchen with cabana bath
Outdoor Spaces	Covered front porch, rear patio, and a second-floor balcony
Upkeep	Built for low-maintenance ownership

04 WARRANTY, LOCATION & PACKAGE

Warranty	1-year builder warranty; 10 years on roof and A/C; 5–10 years on windows and doors
Customization	Closet build-outs available and customizable
Location	Dolphin Isles — walk to Fort Lauderdale Beach, Mastro’s Ocean Club, and Shooters; minutes to Hugh Taylor Birch State Park
The Pair	A matching sister home sits next door at 3201 NE 26th Street — package pricing available for the two-home beach package

Buying both? Package pricing is available.

A matching sister home sits next door at 3201 NE 26th Street. Package pricing is available for buyers of both homes. Ask Rory for details.

SHOWINGS

Reach out to the listing agent, Rory Reiff, to schedule a showing.

Rory Reiff
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New construction; specifications compiled from the builder, architectural plans, and public records, and believed accurate but not warranted. Square footage is per architectural plans and may differ from public records or appraisal; features, finishes, and completion timing are subject to change by the builder. Buyer to independently verify all measurements, finishes, warranties, flood zone, and material facts. Information deemed reliable but not guaranteed. Some images are virtually enhanced. Rory Reiff and Tim Elmes are real estate agents affiliated with Compass. Compass Florida, LLC d/b/a Compass is a licensed real estate broker and abides by equal housing opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage. Equal Housing Opportunity.