

906 NE 28th St # 906 Wilton Manors, FL 33334

Condo/Co-Op/Villa/Townhouse
List Price: \$799,000
MLS #: [F10496656](#)
Status: Active **MLS Area:** 3370
Zoning:
Type: Townhouse
Prop Class: Condo/Co-Op/Villa/Townhouse
County: Broward
Subdivision: Duval Villas
Beds: 3 **Baths:** 3/1
SqFt Liv Area: 1,686 **SqFt Total:**
Year Built: 2004/Resale
Style: T51-Townhouse Fee Simple
Parcel Num: 494226540040
Dev Name: Duval Villas

Legal Description: HIGHLAND ESTATES 15-65 B PORTION OF LOT 23 DESC AS: COMM SW COR LOT 21, N 221.06 ALG W/L E 75.00 TO POB, CONT E 20.00, N 51.00, W 20.00, S 51.00 T

Remarks: Exceptional true 3BD/3.5BA tri-level townhome in central Wilton Manors—just two blocks from The Drive! This extensively renovated showpiece features a guest suite on ground level, 2-car garage, 2022 roof & exterior paint, a stunning Euro-style kitchen renovated in 2022 with custom built-ins and lots of storage, marble waterfall island, integrated hood & Miele appliances, beverage center w/ wine fridge, and Samsung induction range w/ convection oven/air fryer. Recent upgrades include 2024 HVAC, LG ThinQ washer/dryer, and more. Enjoy luxury vinyl and hardwood flooring, a spacious primary suite with walk-in closet, jetted tub, and double vanity. Low \$600/quarter HOA fee, community pool & guest parking. Home pristinely maintained and under renewable Orkin warranty! A must-see gem!

Directions: From Oakland Park Blvd head south on 6th avenue until you reach 28th street, then make an immediate left. Take 28th street about two blocks east until you reach 9th avenue. The townhomes will be on the corner right hand side. Park in the guest parking.

General Information

HOPA:	No HOPA	Faces:	North
REO:	No	Lender Apprv:	
Builder Name:		Proj Comp Date:	
Comm Dev Dist:		Amt Annually:	
Waterfront:	No	Carport #/Desc:	0
Garage #/Desc:	2/Attached	# Ceiling Fans:	
Furnished:	Unfurnished	Parking Rstrct:	Limited # Of Vehicle, No Rv/Boats
Parking:	2 Or More Spaces, Street Parking	Lot Desc:	
Flooring:	Tile Floors, Vinyl Floors, Wood Floors		
Construction:	Concrete Block Construction, Concrete Block With Brick, Cbs Construction		

Rooms

Convert Bed: No **Efficiency:** No
Bedroom: At Least 1 Bedroom Ground Level, Master Bedroom Upstairs
Master Bath: Dual Sinks, Separate Tub & Shower
Rooms: No Additional Rooms, Utility Room/Laundry
Dining: Dining/Living Room, Eat-In Kitchen

Additional Information

Pets:	Yes/No Aggressive Breeds	Cable Avail:	Yes
Interior:	First Floor Entry, Closet Cabinetry, Kitchen Island, Fire Sprinklers, Other Interior Features, Stacked Bedroom, Walk-In Closets		
Equip/Apppl:	Automatic Garage Door Opener, Dishwasher, Dryer, Electric Range, Electric Water Heater, Microwave, Owned Burglar Alarm, Refrigerator, Washer		
Windows:	Blinds/Shades, Rods Only	Sprinkler:	
Exterior Feat:	High Impact Doors, Open Balcony, Open Porch, Storm/Security Shutters		
Maint Includes:	Building Exterior, Common Area, Insurance, Landscaping/Lawn Maintenance, Outside Maintenance, Pool Service, Roof Repairs		
Heating:	Central Heat		
Cooling:	Ceiling Fans, Central Cooling		
Restrictions:	Exterior Alterations, Okay To Lease 1st Year, Other Restrictions		

Condo

Building #:	Unit Floor:	1	Total Floors:	3	# Bldg Units:
# Cmplx Units:	Min # days Lse:	365	# Times Lsd/Yr:	1	# Interior Level:
Parking Sp #:					Balc/Prch/Pat:
Unit Design:	Other, Substantially Remodeled, Tri Level				
Unit View:	Garden View, Other View				
Security:	Complex Fenced, Other Security				
Amenities:	Pool				
Approval Info:	Other Approvals, Rapid Approval				
Complex Name:	Duval Villas				

Govern Bodies: Homeowner Association

Financial Information

Taxes:	\$5,059/2024	Tax Info:	Tax Reflects Homestead Tax	Assumable:	No
Terms:	Cash, Conventional			Mbr Req/Fee:	No
Type Assoc:	Homeowners/\$600/Quarterly				
Maint/Land/Rec Fees:	0/\$/0				

Tax	
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Owner Information

Owner Name:	Edwards Ralph Iii	Owner Name 2:	Cissell Robert W
Owner Occupied:	O	Mailing Address:	906 NE 28th St
Tax Billing City & State:	Wilton Manors Fl	Tax Billing Zip:	33334
Tax Billing Zip+4:	3723	Tax Billing Carrier Route:	C031

Location Information

Subdivision:	Highland Estates 15-65 B	Census Tract:	050900
Property Zip+4:	3723	Property Zip Code:	33334
Township #:	49	Property Carrier Route:	C031
Section #:	26	Range #:	42
Zoning:	RM-16	Map Page/Grid:	158

Estimated Value

RealAVM™:	\$632,500	Estimated Value Range High:	\$679,300
Estimated Value Range Low:	\$585,700	Value As Of:	03/24/2025
Forecast Standard Deviation:	7	Confidence Score:	90

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Folio # - Formatted:	49-42-26-54-0040	Alt. Tax ID:	4942-26-54-0040
Lot #:	23	% Improved:	96
Tax Area:	0912	Fire Dept Tax Dist:	09
Exemptions:	Homestead		
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Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	\$270,610	\$262,730	\$255,080
YOY Assessed Change (\$)	\$7,880	\$7,650	
YOY Assessed Change (%)	3%	3%	
Just/Market Value - Total	\$526,230	\$472,000	\$424,890
Just/Market Value - Land	\$20,400	\$20,400	\$20,400
Just/Market Value - Improved	\$505,830	\$451,600	\$404,490
Tax Year	2024	2023	2022
Total Tax	\$5,058.89	\$4,826.15	\$4,570.87
Change (\$)	\$233	\$255	
Change (%)	5%	6%	

Characteristics

Land Use - State:	Single Family	Land Use - CoreLogic:	Sfr
Lot Acres:	0.023	Lot Sq Ft:	1,020
# of Buildings:	1	Year Built:	2004
Effective Year Built:	2005	Stories:	3.0
Total Units:	1	Total Adjusted Bldg Sq Ft:	1,826
Living Sq Ft:	1,686	Gross Sq Ft:	1,686
Bedrooms:	3	Total Baths:	4
Full Baths:	3.000	Half Baths:	1

Elec Svs Type:	ELECTRIC/GAS	Interior Wall:	DRYWALL
Foundation:	Stem Wall	Exterior:	Concrete Brick Composition
Construction:	Concrete	Roof Material:	Shingle
Roof Shape:	GABLE/HIP		

Building Features

Feature Type	Unit	Size/Qty	Width	Depth
1 Car Straight Paver	U	2	1	2

Building Description	Building Size
STORY-1	1,820
STORY-2	6
STORY-3	
STORY-4	
STORY-5	

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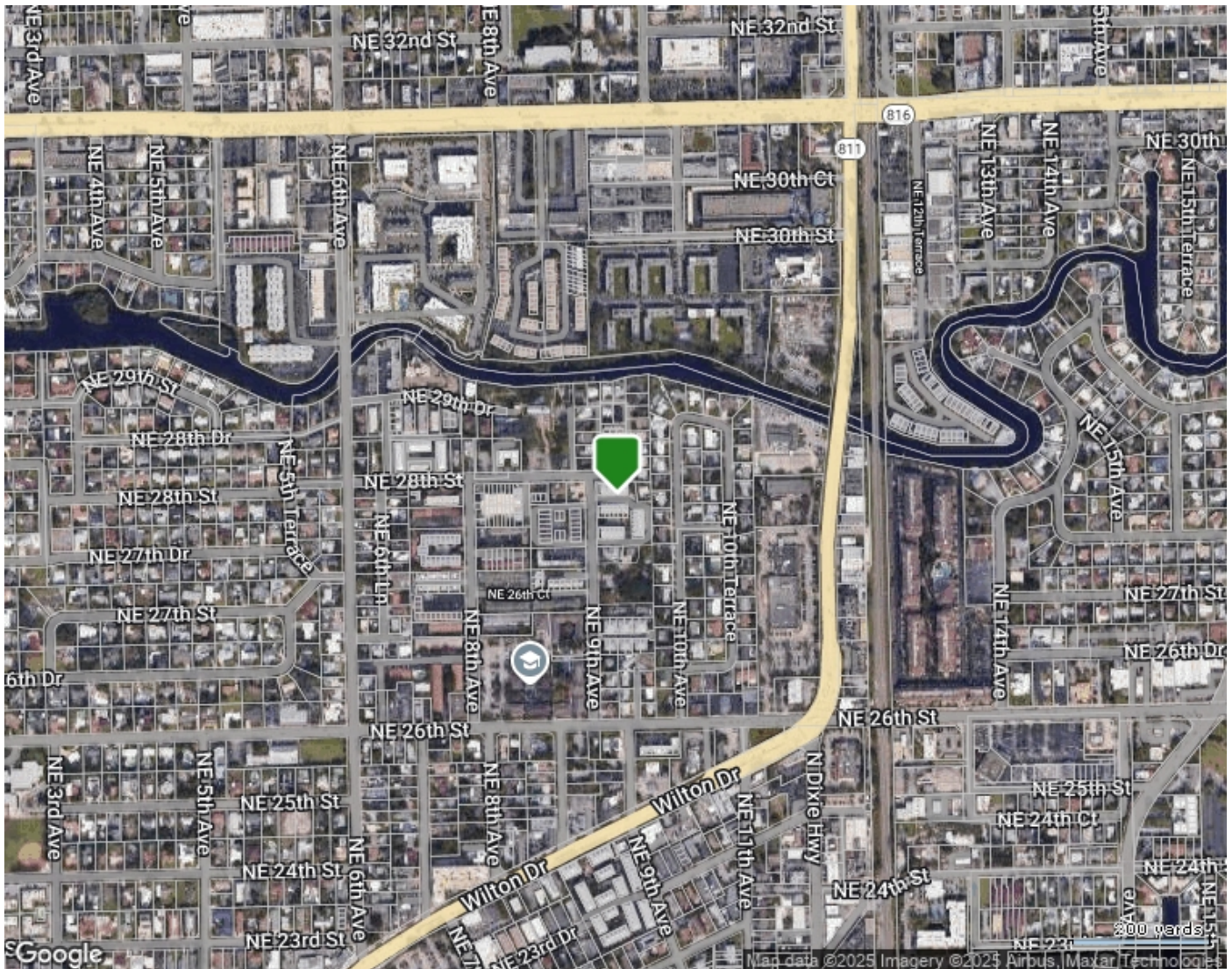
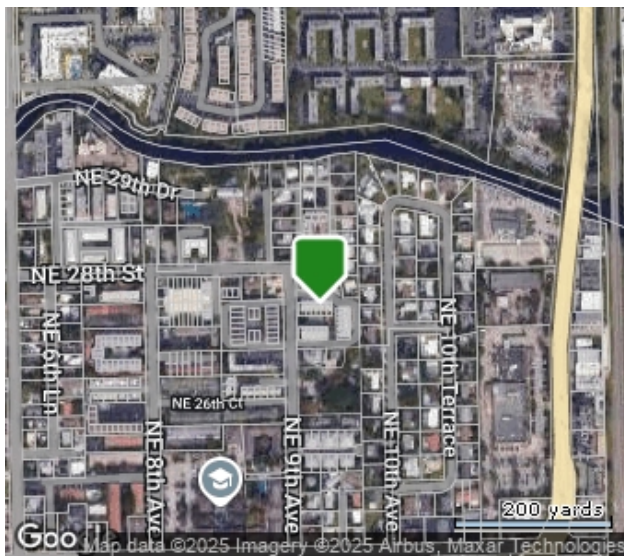
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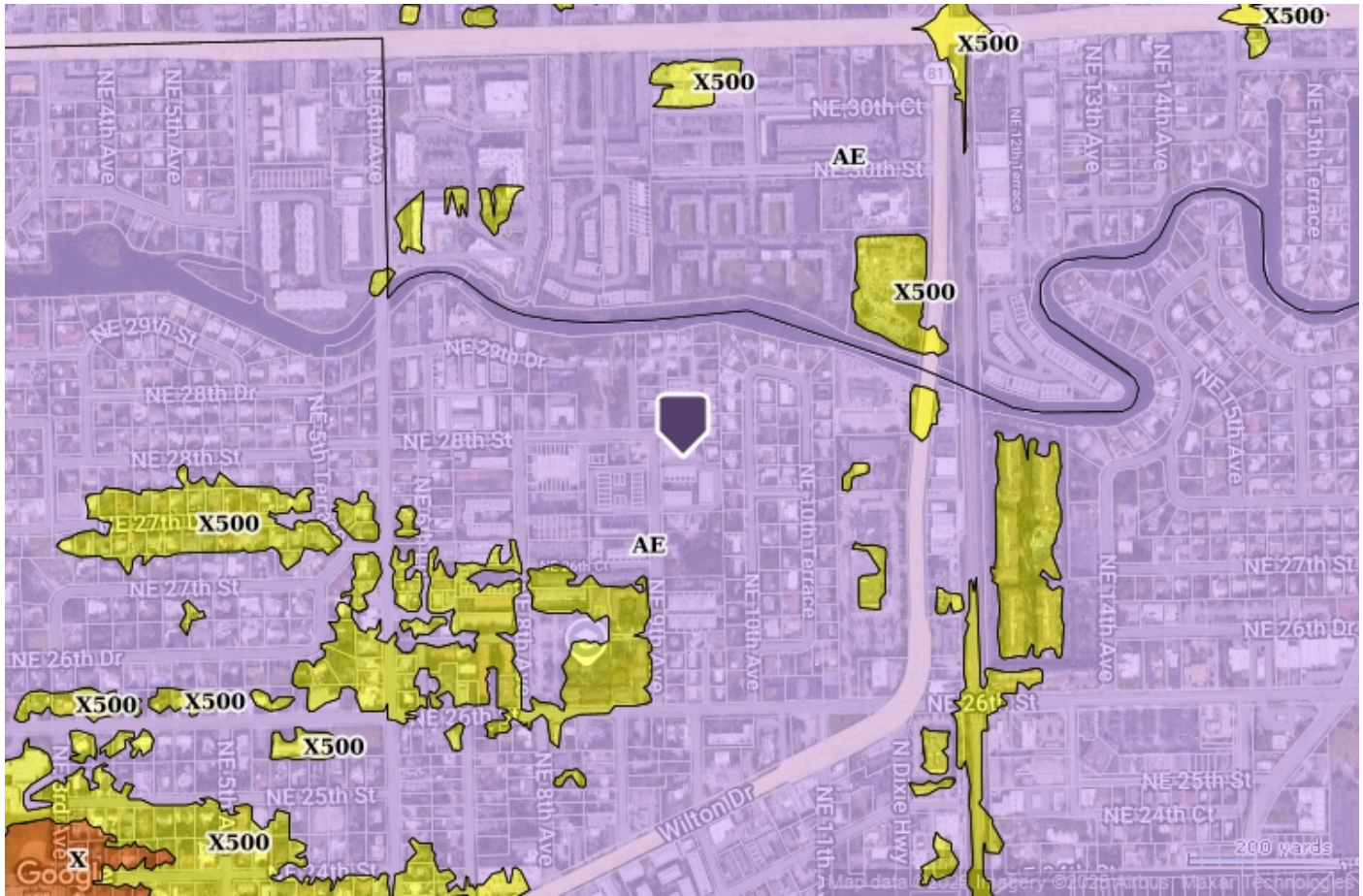


Flood Map

Flood Zone Code:	AE
Flood Zone Date:	07/31/2024
Flood Zone Panel:	12011C0367J
Flood Code Description:	Zone Ae-An

Special Flood Hazard Area (SFHA):
Within 250 Feet of Multiple Flood Zone:
Flood Community Name:

In
No
WILTON MANORS



Coastal 100-Year Floodway
 Coastal 100-year Floodplain
 100-year Floodway
 100-year Floodplain

Undetermined
 500-year Floodplain incl. levee protected area
 Out of Special Flood Hazard Area

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