



A11848385 SEFMLS© 2025



**Price: \$379,900**

**MLS Number:** A11848385

## Condo / Town Home

**200 S Birch Rd Unit 201, Fort Lauderdale, Florida 33316 USA**

**Beds: 2**

**Baths: 1**

**Living Area:** 756

## Unit: 201

**HOA Fees:** \$700

**Waterfront:** YES

**Year Built:** 1970

**Community:** LEISURE BEACH CONDO

**Subdivision:** LEISURE BEACH CONDO

**Elementary School:** Harbordale

### Junior High: Sunrise

**High School:** Fort Lauderdale

## ABOUT THIS PROPERTY

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This is the Fort Lauderdale you came for. Yachts pass just beyond your balcony, the beach two minutes away. From this north side, the space is quiet and refreshed with quartz countertops, soft-close cabinetry, and impact windows. This 2-bedroom, in the heart of it all. Walk to the beach, the weekend farmers market, and Fort Lauderdale's most iconic spotsâ€”from the Elbow to the one! No Rec Lease

PROPERTY  
LOCATION

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