



**Price: \$2,050,000**

**MLS Number: A12046228**

**Condo / Town Home**

2895 NE 33rd Ct Unit 3A, Fort Lauderdale, Florida 33306 USA

|                                             |                                               |                          |
|---------------------------------------------|-----------------------------------------------|--------------------------|
| <b>Beds:</b> 3                              | <b>Baths:</b> 3                               | <b>Half Baths:</b> 1     |
| <b>Living Area:</b> 2,126                   | <b>Unit:</b> 3A                               | <b>HOA Fees:</b> \$2,482 |
| <b>Waterfront:</b> YES                      | <b>Year Built:</b> 2018                       |                          |
| <b>Community:</b> 33 INTRACOASTAL CONDOMINI | <b>Subdivision:</b> 33 INTRACOASTAL CONDOMINI |                          |

## ABOUT THIS PROPERTY

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A Rare Opportunity to own only 1-of-11 Luxury, boutique, Waterfront Condominiums in prime 'Coral Ridge'. Direct point-lot on oceanfront. Move right-in! Seldom occupied Like new. Flexible closing available. Designer-built, 3-BR, 3.5BA 2126/sf + 634/sf balcony. 1250' of water frontage and no-fixed-bridge access to the Atlantic. Minutes Near Fort Lauderdale Beach, upscale shopping, Dining. Includes owners' club-room & gym. The 2nd, 3rd & 4th floors consist of only 3-residences per floor and 2-penthouses on the 5th floor. Features smart-wired technology, high impact hurricane proof windows, two parking spaces, large storage room on same floor, add'l. garage for 2 buyers. Private scheduled showings appts. only \*(Use Showing Time). This is a true boutique bldg. for discriminating buyers



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