



Price: \$745,000

MLS Number: F10368125

Condo / Town Home

4040 Galt Ocean Dr Unit 805, Fort Lauderdale, Florida 33308 USA

Beds: 2

Baths: 2

Taxes: \$7,239

Living Area: 1,100

Unit: 805

HOA Fees: \$1,075

Waterfront: YES

Year Built: 1960

Community: OCEAN MANOR CONDO

Subdivision: OCEAN MANOR CONDO

Elementary School: Bayview

ABOUT THIS PROPERTY

RENTAL INCOME PROPERTY. 2BED/2BATH CONDO WITH SUNSET AND INTRACOASTAL VIEWS. UNIT IS A LOCK-OFF: RENT AS 2 BEDROOM OR 1 BEDROOM + HOTEL ROOM. RENOVATED AND REORGANIZED: SEE DIAGRAM IN PHOTOS. IMPACT WINDOWS IN ENTIRE BUILDING. RENT IMMEDIATELY AS OFTEN AS YOU LIKE OR USE AS OFTEN AS YOU WISH. AMENITIES: OCEAN FRONT HEATED POOL NEXT TO TIKIBAR, CASA CALABRIA RESTAURANT, DAY SPA/SALON, COFFEE SHOP AND REAL ESTATE OFFICE. MAINTENANCE INCLUDES: WIFI, TOWELS AND LOUNGE CHAIRS, VALET PARKING, AC COOLANT, CABLE, HOT WATER++. NO MINIMUM TIME RENTAL RESTRICTIONS.

FEATURES

Community:	Community Laundry Facilities, Community In-door Swimming Pool, Picnic Area(s)
Energy:	Storm Windows
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line
Interior:	Walk-in Closet(s)
Rooms:	Living/dining Room Combination
Scenery:	Ocean View, Ocean Access, Intra-coastal
Style:	Highrise

PROPERTY
LOCATION



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