



Price: \$599,000

MLS Number: F10416054

Condo / Town Home

341 N Birch Rd Unit 415, Fort Lauderdale, Florida 33304 USA

Beds: 1

Baths: 1

Taxes: \$6,175

Living Area: 685

Unit: 415

HOA Fees: \$1,135

Waterfront: YES

Year Built: 1993

Community: FLL Yacht @ Beach Club

Subdivision: FLL Yacht @ Beach Club

Elementary School: Harbordale

Junior High: Sunrise

High School: Fort Lauderdale

ABOUT THIS PROPERTY

Incredible Intracoastal views one Block from ocean with NO RENTAL RESTRICTIONS, yes your reading this right. This is the perfect condo to buy if you are looking to be close to the Beach and have the option to use or rent out as often as you like. This Penthouse unit has a rich rental history with many returning guest annually. This larger floorplan is cheerfully updated and comes fully furnished with Impact windows and new flooring. Newer appliances, washer/dryer and open kitchen. All utilities and cable Tv are included in the maintenance fees along with one assigned parking spot. The Fort Lauderdale Yacht and Beach Club is a tropical gated paradise hidden away at Fort Lauderdale Beach. It allows a small pets, no-smoking complex. Walk to next door to W Hotel, Four Seasons. A Boutique gem!

FEATURES

Community:	Community In-door Swimming Pool, Picnic Area(s)
Fencing:	Fenced
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer
Interior:	Ceiling Fan(s), Walk-in Closet(s)
Scenery:	Ocean View, Intra-coastal
Win/Doors:	Awnings

PROPERTY
LOCATION



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