



Price: \$339,000

MLS Number: F10472821

Condo / Town Home

1350 River Reach Dr Unit 106, Fort Lauderdale, Florida 33315 USA

Beds: 1

Baths: 1

Half Baths: 1

Taxes: \$4,908

Living Area: 900

Unit: 106

HOA Fees: \$889

Waterfront: YES

Year Built: 1972

Community: RIVER REACH

Subdivision: RIVER REACH

ABOUT THIS
PROPERTY

DIRECTLY ON NEW RIVER!! MAJOR PRICE REDUCTION!! FABULOUS UNOBSTRUCTED VIEW OF THE BOATS & MEGA YACHTS PASSING BY ON THE NEW RIVER!! IT'S ALL ABOUT THE VIEW!!! MANY IMPROVEMENTS HAVE BEEN MADE TO THE KITCHEN, BATHS, WHITE TILE FLOORS AND NEW WINDOW TREATMENTS. AVAILABLE FULLY FURNISHED. SELLER WILL PAY ALL PENDING SPECIAL ASSESSMENTS FOR NEW IMPACT DOORS & WINDOWS, NEW BALCONY RAILINGS, CONCRETE RESTORATION, NEW EXTERIOR PAINT AND MORE! GATED PRIVATE ISLAND WITH 24 HR MANNED GUARD HOUSE, 3 HEATED POOLS, TENNIS/PICKLEBALL COURTS, GYM AND KAYAK/PADDLEBOARD RACKS. 2 SMALL PETS -20 LBS EACH PERMITTED, DOCKAGE TO 50' AS AVAILABLE, CENTRAL LOCATION JUST MINUTES TO LAS OLAS/DOWNTOWN, BEACHES, RESTAURANTS, SHOPPING, PORT, AIRPORT & ALL MAJOR EXPRESSWAYS.

FEATURES

Community:	Community Laundry Facilities, Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Tennis Court(s), Extra Storage Available
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator
Interior:	Ceiling Fan(s), Walk-in Closet(s)
Recreation:	Tennis Court
Rooms:	Living/dining Room Combination
Scenery:	River Frontage, River View, Ocean Access, Waterview

PROPERTY
LOCATION



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