



**Price: \$1,195,000**

**MLS Number: F10478555**

**Condo / Town Home**

**1180 N Federal Hwy Unit 1203, Fort Lauderdale, Florida 33304 USA**

**Beds: 2**

**Baths: 2**

**Taxes: \$19,220**

**Living Area: 1,738**

**Unit: 1203**

**Lot Square Feet: 2,138**

**HOA Fees: \$1,888**

**Waterfront: YES**

**Year Built: 2018**

**Community: RIVA Residences**

**Subdivision: RIVA Residences**

**Elementary School: Bennett**

ABOUT THIS  
PROPERTY

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Sophisticated urban retreat with dramatic sunset & city views. Elegant 2 bed + den residence defined by a remarkable 72-foot terrace with summer kitchen. Ideal for evening gatherings and golden-hour moments. Inside, refined European design meets modern comfort w/ sleek Italian cabinetry + a chef-inspired kitchen featuring Sub-Zero & Wolf appliances, including a gas range. Walk-in closet, in-residence laundry, two parking spaces + two private storage units. Set within a premier waterfront building with a private marina, residents enjoy over 40,000 sf of resort-style amenities including a waterfront pool, wellness spa, state-of-the-art fitness center, yoga + Pilates studios, resident lounges, chef’s entertaining kitchen, & guest suites. Elevated living with a relaxed Fort Lauderdale rhythm.

FEATURES

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|-------------|------------------------------------------------------------------------------------------------------------------------------|
| Community:  | Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Sauna(s), Community Spa(s) |
| Exterior:   | Balcony                                                                                                                      |
| Flooring:   | Tile Flooring                                                                                                                |
| General:    | Elevator(s)                                                                                                                  |
| Heat/Cool:  | Central Air Conditioning                                                                                                     |
| Inclusions: | Gas Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer                         |
| Interior:   | Breakfast Bar, Walk-in Closet(s)                                                                                             |
| Parking:    | Automatic Garage Door                                                                                                        |
| Rooms:      | Living/dining Room Combination, Library                                                                                      |
| Scenery:    | Ocean Access, Intra-coastal                                                                                                  |
| Style:      | Split-level                                                                                                                  |



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