



Price: \$375,000

MLS Number: F10480909

Condo / Town Home

1301 River Reach Dr Unit 319, Fort Lauderdale, Florida 33315 USA

Beds: 1

Baths: 1

Half Baths: 1

Taxes: \$2,641

Living Area: 900

Unit: 319

HOA Fees: \$874

Waterfront: YES

Year Built: 1974

Community: RIVER REACH

Subdivision: RIVER REACH

ABOUT THIS PROPERTY

VERY DESIRABLE VIEW OVERLOOKING SPARKLING POOL, PATIO, BARBEQUES AND THE NEW RIVER WITH A PARADE OF BOATS AND YACHTS PASSING BY! SPACIOUS 1 BEDROOM, 1 1/2 BATH WITH COVERED BALCONY ON THE THIRD FLOOR. WHITE SHAKER KITCHEN CABINETS, COOKTOP, COMBO MICROWAVE/OVEN, STAINLESS STEEL REFRIGERATOR & DISHWASHER. WHITE TILE FLOORS, NEW CARPET IN BEDROOM AND LARGE WALK-IN CLOSET. AVAILABLE FULLY FURNISHED - MOVE RIGHT IN! ALL ASSESSMENTS FOR ALL NEW IMPACT WINDOWS , DOORS, NEW BALCONY RAILINGS, CONCRETE RESTORATION, BUILDING EXTERIOR PAINTING & COMMON AREA UPGRADES ARE PAID. GATED WATERFRONT PRIVATE ISLAND WITH 24 HR MANNED GUARDHOUSE, HEATED POOLS, TENNIS/PICKLEBALL, GYM & KAYAK/PADDLEBOARD RACKS. 2 SMALL PETS -20 LBS EACH PERMITTED, DOCKAGE TO 50' AS AVAILABLE. GREAT CENTRAL LOCATION!

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:	Microwave Oven, Disposal, Dishwasher
Interior:	Breakfast Bar, Ceiling Fan(s), Walk-in Closet(s)
Recreation:	Tennis Court
Scenery:	River Frontage, River View, Ocean Access, Waterview

PROPERTY
LOCATION



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