



Price: \$549,000

MLS Number: F10482313

Condo / Town Home

1350 River Reach Dr Unit 417, Fort Lauderdale, Florida 33315 USA

Beds: 2

Baths: 2

Taxes: \$6,306

Living Area: 1,250

Unit: 417

HOA Fees: \$1,206

Waterfront: YES

Year Built: 1972

Community: RIVER REACH

Subdivision: RIVER REACH

ABOUT THIS
PROPERTY

MAJOR PRICE IMPROVEMENT!! ULTRA MODERN OPEN DESIGN WITH SLEEK NEW KITCHEN , BLACK HIGH GLOSS CABINETS ACCENTED WITH WOOD TRIM & GLASS, SS APPLIANCES, VENT HOOD & CONTRASTING WHITE QUARTZ COUNTERTOPS. NEW CHIC WHITE TILE BATHROOMS WITH MODERN VANITIES & FIXTURES. MASTER BEDROOM WITH OVERSIZED WALK-IN CLOSET WITH (PORTABLE) SPARE BED! RECESSED LIGHTING, SMOOTH CEILINGS & CONTRASTING GREY PORCELAIN TILE THROUGHOUT. WRAPAROUND BALCONY, VIEWS OF CANAL & YACHTS ON THE NEW RIVER! SOLD WITH FURNITURE (EXCLUDING ART WORK, WHITE COUCH). 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). JUST COMPLETED MAJOR MAINTENANCE IMPROVEMENT PROJECT. SEE SUPPLEMENT.

FEATURES

Community:	Community Laundry Facilities, Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Tennis Court(s)
Exterior:	Balcony
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator
Interior:	Breakfast Bar, Walk-in Closet(s)
Recreation:	Tennis Court
Rooms:	Living/dining Room Combination
Scenery:	River Frontage, River View, Ocean Access, Canal View, Canal Waterfront Property, Waterview

PROPERTY
LOCATION



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