



Price: \$360,000

MLS Number: F10490224

Condo / Town Home

3200 Port Royale Drive N Unit 2004, Fort Lauderdale, Florida 33308 USA

Beds: 1

Baths: 1

Half Baths: 1

Taxes: \$7,390

Living Area: 1,023

Unit: 2004

HOA Fees: \$2,123

Waterfront: YES

Year Built: 1981

Community: Tower Port Royale

Subdivision: Tower Port Royale

ABOUT THIS
PROPERTY

Seller will contribute for buydown *rates 2% below market with Preferred Lender. Unobstructed INTRACOASTAL and OCEAN VIEWS from every room and the balcony. Fully remodeled unit including flooring, kitchen, baths, all appliances & new l impact windows & doors . Oversized bedroom with spectacular views, spacious bathroom, &large walk-in closets. Washer and dryer in the unit. 24hr security, assigned indoor parking space, plenty of additional parking, heated pool, tennis courts, gym, library/card room, social room, and grills under an ample gazebo overlooking marina. Wi-Fi, Cable, A/C filters, water included. 40yr inspection completed. All assessments have been paid in full. Lobby has been remodeled, new roof and hurricane impact windows completed in 2024.

FEATURES

Community:	Pool Table(s), Community In-door Swimming Pool, Picnic Area(s), Community Tennis Court(s), Extra Storage Available
Exterior:	Balcony
Flooring:	Hardwood Floors
Inclusions:	Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer
Interior:	Fire Sprinkler System
Recreation:	Tennis Court
Rooms:	Library
Scenery:	Ocean View, Ocean Access, Intra-coastal
Style:	Highrise

PROPERTY
LOCATION



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