



**Price: \$485,000**

**MLS Number: F10498014**

**Condo / Town Home**

**110 N Federal Hwy Unit 815, Fort Lauderdale, Florida 33301 USA**

**Beds: 2**

**Baths: 2**

**Taxes: \$7,812**

**Living Area: 1,208**

**Unit: 815**

**HOA Fees: \$1,156**

**Year Built: 2005**

**Community: Waverly AT LAS OLAS CONDO**

**Subdivision: Waverly AT LAS OLAS CONDO**

# ABOUT THIS PROPERTY

Downtown Living at Its Finest! Step into this spacious & bright 2-bedroom, 2-bath condo, featuring in-unit brand new washer & dryer, & stainless steel appliances. Located just steps from prestigious Las Olas Blvd, you're within walking distance of premier dining, shopping, & entertainment in the heart of downtown Fort Lauderdale & 5' to the beach. Enjoy top-tier amenities including: • A newly renovated lobby • State-of-the-art fitness center with brand-new equipment • Expansive 26,000 sq ft sundeck • Heated infinity pool & spa • Poolside cabanas with Wi-Fi • Billiards, wine bar, valet parking, and 24-hour security This unit offers breathtaking views of the pool deck and vibrant downtown skyline, & IS THE ONLY ONE WITH TWO (2) SEPARATE PARKING SPACES #3389 #3377 DON'T MISS THIS GEM!!

## FEATURES

|             |                                                                                                                               |
|-------------|-------------------------------------------------------------------------------------------------------------------------------|
| Community:  | Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Sauna(s)                    |
| Energy:     | Storm Windows                                                                                                                 |
| Exterior:   | Balcony                                                                                                                       |
| Flooring:   | Tile Flooring, Hardwood Floors                                                                                                |
| General:    | Elevator(s)                                                                                                                   |
| Heat/Cool:  | Central Air Conditioning                                                                                                      |
| Inclusions: | Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer |
| Interior:   | Breakfast Bar, Pantry, Ceiling Fan(s), Walk-in Closet(s), Fire Sprinkler System                                               |
| Parking:    | Detached Parking                                                                                                              |
| Rooms:      | Breakfast Area, Eat in Kitchen                                                                                                |
| Style:      | Highrise                                                                                                                      |

PROPERTY  
LOCATION



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