



**Price: \$899,000**

**MLS Number: F10506121**

**Condo / Town Home**

**2200 S Ocean Ln Unit 2607, Fort Lauderdale, Florida 33316 USA**

**Beds: 2**

**Baths: 2**

**Taxes: \$12,993**

**Living Area: 1,200**

**Unit: 2607**

**HOA Fees: \$1,256**

**Waterfront: YES**

**Year Built: 1969**

**Community: Point of Americas II**

**Subdivision: Point of Americas II**

ABOUT THIS  
PROPERTY

DIRECT OCEANFRONT north facing unit at Point of Americas II. Ideally located on the 26th floor boasting wide open views of the expansive coastline, sparkling Atlantic and Downtown Fort Lauderdale. This residence features an open balcony with hurricane impact sliding doors, light & bright kitchen, tile flooring & more! POA II is situated on the very SE tip of FTL beach & Port Everglades Inlet with a boat and cruise ship parade everyday. 2 Pools, beach umbrella and lounge service, 3 gyms, restaurant and more! Recent \$4.4M renovation of the lobby and public areas. Gated property with guardhouse manned 24hrs/7 days a week. (Also offered for Lease)

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                                                                                              |
| General:    | Housing for Older Persons                                                                                  |
| Heat/Cool:  | Central Air Conditioning                                                                                   |
| Inclusions: | Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Clothes Dryer                |
| Interior:   | Walk-in Closet(s)                                                                                          |
| Rooms:      | Living/dining Room Combination                                                                             |
| Scenery:    | Ocean View, Intra-coastal                                                                                  |
| Style:      | Highrise                                                                                                   |

PROPERTY  
LOCATION

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