



Price: \$450,000

MLS Number: F10509443

Condo / Town Home

3200 Port Royale Dr Unit 1207, Fort Lauderdale, Florida 33308 USA

Beds: 2

Baths: 2

Taxes: \$8,524

Living Area: 1,351

Unit: 1207

Lot Square Feet: 1,351

HOA Fees: \$1,511

Waterfront: YES

Year Built: 1981

Community: Tower of Port Royale

Subdivision: Tower of Port Royale

ABOUT THIS PROPERTY

Move-in ready and filled with natural light, this stunning condo in a guard-gated community offers breathtaking North & West wrap-around balcony views. The master suite features a large walk-in closet and en-suite bath, while the open kitchen boasts ample cabinets and a spacious countertop. Enjoy top amenities: heated pool, tennis courts, gym, marina, BBQ area, library, game room, and weekly social events. Conveniently located just 11 minutes from two beach piers and I-95. Great building: 4 year certified, reserves are funded & only 5% down! Impact-resistant windows, in-unit washer & dryer, internet/cable included. Handicap-friendly, no assessments, and immediate rentals allowed. Experience coastal living at its finest! ESA and Service animals welcome

FEATURES

Community:	Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Tennis Court(s)
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Parking:	Detached Parking
Rooms:	Library
Scenery:	Ocean View, Ocean Access, Waterview

PROPERTY
LOCATION



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