



Price: \$1,999,000

MLS Number: F10511867

Condo / Town Home

45 Hendricks Isle Unit 301, Fort Lauderdale, Florida 33301 USA

Beds: 3

Baths: 3

Half Baths: 1

Taxes: \$28,296

Living Area: 2,700

Unit: 301

HOA Fees: \$8,174

Waterfront: YES

Year Built: 2007

Community: Hendricks Isle

Subdivision: Hendricks Isle

ABOUT THIS PROPERTY

Experience the pinnacle of waterfront living located just steps from Las Olas Boulevard. A boutique building of only 14 residences, each home is accessed via semi-private elevators. Step inside to an open-concept apartment where floor-to-ceiling windows bathe the space in natural light. The large private terrace offers views of the yacht turning basin and the downtown skyline. This spacious residence features 3 bedrooms, 3½ baths, and laundry and storage rooms. For boaters, a private slip (up to 60 feet) with no fixed bridges provides access to the Intracoastal Waterway and Atlantic Ocean. Enjoy the ultimate South Florida lifestyle, stroll to the golden sands of the beach or immerse yourself in the vibrant dining, shopping, and cultural scene of Las Olas just moments from your door.

FEATURES

Community:	Community In-door Swimming Pool
Exterior:	Balcony
Flooring:	Marble Floors
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Gas Range and Oven, Microwave Oven, Cooktop Range, Dishwasher, Refrigerator, Clothes Dryer, Built-in Oven
Interior:	Walk-in Closet(s)
Rooms:	Foyer
Scenery:	Ocean Access, Canal View, Canal Waterfront Property

PROPERTY
LOCATION



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YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050
BREC@BRECREALTY.COM | [PRIVACY POLICY](#)

