



Price: \$799,900

MLS Number: F10512086

Condo / Town Home

3200 Port Royale Dr Unit 2007, Fort Lauderdale, Florida 33308 USA

Beds: 2

Baths: 2

Taxes: \$12,950

Living Area: 1,669

Unit: 2007

Lot Square Feet: 1,669

HOA Fees: \$4,792

Waterfront: YES

Year Built: 1981

Community: PORT ROYALE

Subdivision: PORT ROYALE

ABOUT THIS PROPERTY

THIS SPACIOUS CORNER PENTHOUSE FEELS LIKE A HOME. SITTING ON A MARINA, WITH OCEAN AND INTRACOASTAL VIEWS IN A GUARD GATED COMMUNITY EAST OF FEDERAL. 2 BEDROOM 2 BATHS WIH WALK IN CLOSETS IN BOTH BEDROOMS. LARGE UPDATED KITCHEN WITH SEPARATE DINING AREA & LARGE LIVING SPACE. WRAPAROUND BALCONY ALLOWS FOR AMAZING SUNSETS. NEW WASHER & DRYER IN APT. GARAGE PARKING AND EXTRA STORAGE. ESP & SERVICE ANIMALS WELCOME. MOVE RIGHT IN OR RENT IMMEDIATELY. NON-SMOKING BUILDING. 24 HOUR DOORMAN/GUARDS. CLOSE TO ALL RESTAURANTS, SHOPS, JOGGING STREETS, PARKS AND THE BEST BEACHES IN SOUTH FLORIDA. 40 YEAR INSPECTION COMPLETED. RESERVES ARE FULLY FUNDED & WIFI AND INTERNET ARE INCLUDED IN MAINTENANCE PAYMENTS. BOAT DOCKS HAVE WAITLIST.

FEATURES

Community:	Pool Table(s), Community In-door Swimming Pool, Extra Storage Available
Exterior:	Balcony, Porch
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Breakfast Bar, Walk-in Closet(s)
Rooms:	Formal Dining Room, Breakfast Area
Scenery:	Ocean View, Ocean Access, Intra-coastal, Waterview
Style:	Highrise, Penthouse



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