



**Price: \$650,000**

**MLS Number: F10512167**

**Condo / Town Home**

**100 N Federal Hwy Unit 938, Fort Lauderdale, Florida 33301 USA**

**Beds: 3**

**Baths: 2**

**Taxes: \$10,773**

**Living Area: 1,518**

**Unit: 938**

**HOA Fees: \$1,504**

**Year Built: 2005**

**Community: The Waverly**

**Subdivision: The Waverly**

# ABOUT THIS PROPERTY

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Price Improvement & Elevated Luxury! Step into this impeccably furnished residence offering a bright, spacious split-bedroom layout, spa-style primary bath, generous walk-in closet, full-size washer/dryer, sleek tile flooring, and stainless steel appliances. Enjoy sweeping city views and an effortless lifestyleâ€”just 3 blocks from Las Olas, 2 miles to the beach, and 3 miles to the airport. The building provides true resort living: a sparkling pool & spa, private cabanas with internet, state-of-the-art gym, movie theater, grilling stations, wine bar, and a stylish community lounge with billiards and full kitchen. With 24/7 security, valet, and THREE premium garage spaces steps from the elevator, comfort meets convenience.

## FEATURES

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|-------------|-----------------------------------------------------------------------------------------------------------|
| Community:  | Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Spa(s)  |
| Energy:     | Storm Windows                                                                                             |
| Exterior:   | Balcony                                                                                                   |
| 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:   | Dry Bar, Wetbar, Ceiling Fan(s), Walk-in Closet(s)                                                        |
| Parking:    | Automatic Garage Door                                                                                     |
| Style:      | Highrise                                                                                                  |

PROPERTY  
LOCATION

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