



Price: \$1,085,000

MLS Number: F10516402

Condo / Town Home

777 Bayshore Dr Unit 701, Fort Lauderdale, Florida 33304 USA

Beds: 3

Baths: 2

Half Baths: 1

Taxes: \$7,947

Living Area: 2,200

Unit: 701

HOA Fees: \$6,022

Waterfront: YES

Year Built: 1976

Community: Americas on the Park

Subdivision: Americas on the Park

ABOUT THIS PROPERTY

2026 VALUE: LOWER FEES & NO ASSESSMENTS! Expansive 2,200 sqft 3BR/2.5BA corner unit at Americas on the Park (AOTP). Rare for 2026, building features REDUCED quarterly fees (\$6,022) & ZERO special assessments. Milestone inspections done, reserves fully funded, & paid concrete restoration underway. Enjoy sunrise/sunset views from 2 private balconies. Open layout, in-unit laundry, & storage. Resort amenities: Hotwire Fiber/Cable, waterfront lounge, pool, BBQ, fitness room, car wash & 24/7 security. Boat dockage avail (\$4.73/ft, 35ft max). Pet friendly (1 up to 50lbs). Secure garage parking. Ideally located on a quiet cul-de-sac steps from Ft. Lauderdale Beach & the Circuit route. The best price-per-sqft value for a financially secure high-rise! Best-in-class luxury and peace of mind.

FEATURES

Community:	Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Extra Storage Available
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer
Interior:	Ceiling Fan(s), Walk-in Closet(s)
Rooms:	Formal Dining Room, Breakfast Area, Library
Scenery:	Intra-coastal
Style:	Highrise

PROPERTY
LOCATION



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