



Price: \$368,900

MLS Number: F10516834

Condo / Town Home

3101 NE 47th Ct Unit 207, Fort Lauderdale, Florida 33308 USA

Beds: 2

Baths: 2

Taxes: \$2,247

Living Area: 1,607

Unit: 207

Lot Square Feet: 1,607

HOA Fees: \$3,425

Waterfront: YES

Year Built: 1970

Community: Wilshire East

Subdivision: Wilshire East

Date Sold: 10/31/2025

ABOUT THIS PROPERTY

50 YEAR CERTIFICATION COMPLETE & RESERVES ARE FULLY FUNDED! ONLY UNIT PRESENTLY FOR SALE IN DESIRABLE WILSHIRE EAST W/ A TOTAL OF 1607 SQ FT. (TAX ROLLS NOT ACCURATE, SEE FLOOR PLAN IN PHOTOS). LIGHT & BRIGHT UNIT W/ WALL OF IMPACT GLASS SLIDING DOORS ALONG THE ENTIRE NORTH SIDE OF UNIT OVERLOOKING CANAL & INTRACOASTAL. BOATERS DREAM; OWNERS DOCK UP TO 55 FT BOAT W/ DOCKAGE FEE OF \$5.00 PER FT PER MONTH & DOCKAGE AVAILABLE NOW. UNDER COVER PARKING W/ 1 ASSIGNED SPACE & GENEROUS GUEST PARKING. WASHER/DRYER IN UNIT. MINUTES TO BEACH, SHOPPING, FINE DINING. STORAGE LOCKER, BIKE STORAGE. FRONT WINDOWS ARE NOT IMPACT. HEATED POOL & COMMUNITY ROOM W/ FULL KITCHEN. NO RENTING THE 1st 2 YEARS. ALL ASSESSMENTS PAID IN FULL. UNIT IS IN ORIGINAL CONDITION; BUT VERY NEAT & CLEAN.

PROPERTY
LOCATION



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