



Price: \$333,000

MLS Number: F10519006

Condo / Town Home

1101 River Reach Dr Unit 206, Fort Lauderdale, Florida 33315 USA

Beds: 2

Baths: 2

Taxes: \$6,050

Living Area: 1,250

Unit: 206

Lot Square Feet: 1,370

HOA Fees: \$1,180

Waterfront: YES

Year Built: 1982

Community: RIVER REACH

Subdivision: RIVER REACH

ABOUT THIS
PROPERTY

\$15,000 PRICE REDUCTION!! YOUR VERY OWN PIECE OF PARADISE! 2 BEDROOM, 2 BATH 1,250 SQ FT CONDO W/COVERED PARKING IN A GATED WATERFRONT PRIVATE ISLAND IN THE HEART OF FORT LAUDERDALE! EXPANDED OPEN KITCHEN W/STAINLESS STEEL APPLIANCES AND LARGE LIVING ROOM/DINING AREA. BEAUTIFULLY REMODELED BATHROOMS & COVERED PARKING MAKE THIS A COMPLETE PACKAGE READY FOR NEW OWNER! DOWNTOWN SKYLINE/CANAL VIEW! NEW IMPACT GLASS WINDOWS & DOORS, NEW BALCONY RAILINGS, CONCRETE RESTORATION, EXTERIOR PAINT & MORE ALL PAID BY SELLER! NO FIXED BRIDGES, OCEAN ACCESS DOCKAGE TO 50' AS AVAILABLE AND 2 PETS -20 LBS EACH PERMITTED! GATED WATERFRONT ISLAND WITH 24 HR MANNED GUARDHOUSE, HEATED POOLS, TENNIS, PICKLEBALL, FITNESS CENTER & KAYAK/PADDLEBOARD RACKS. MINUTES TO DOWNTOWN/LAS OLAS, BEACHES, SHOPPING & MORE!

FEATURES

Community:	Community Laundry Facilities, Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Tennis Court(s), Extra Storage Available
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
Interior:	Breakfast Bar, Ceiling Fan(s), Walk-in Closet(s)
Recreation:	Tennis Court
Rooms:	Living/dining Room Combination, Breakfast Area
Scenery:	River Frontage, Ocean Access, Canal View, Canal Waterfront Property, Waterview

PROPERTY
LOCATION



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