



**Price: \$255,000**

**MLS Number: F10519553**

**Condo / Town Home**

**1201 River Reach Dr Unit 307, Fort Lauderdale, Florida 33315 USA**

**Beds: 1**

**Baths: 1**

**Half Baths: 1**

**Taxes: \$4,668**

**Living Area: 1,032**

**Unit: 307**

**HOA Fees: \$2,817**

**Waterfront: YES**

**Year Built: 1981**

**Community: River Reach**

**Subdivision: River Reach**

# ABOUT THIS PROPERTY

---

Welcome to this spacious 1/1.5, 1032 sf apartment with a great canal, garden, pool and city view! River Reach is a private island community, minutes from downtown FTLD, Las Olas and I-95! This 22 acre, boater's paradise features 3 heated pools fitness room, BBQ grills, tennis and pickleball courts in a park-like setting with a guard gate for 24/7 security. Dockage is on an 'as available' basis, \$4.10 per foot per month, boats up to 50' OAL. This apartment has new electric blinds, newer SS appliances and has a northeast facing balcony with beautiful views. The entire community has undergone a major overhaul with new balconies, impact windows, roofs, landscaping, paint, etc. SERIOUS SELLER is ready to go! 2 pets, 20 lbs each ok Come add your touches and make this your home.

## FEATURES

---

|             |                                                                                                          |
|-------------|----------------------------------------------------------------------------------------------------------|
| Community:  | Community Laundry Facilities, Community In-door Swimming Pool, Picnic Area(s), Community Tennis Court(s) |
| Energy:     | Storm Windows                                                                                            |
| Exterior:   | Balcony                                                                                                  |
| Flooring:   | Vinyl Flooring                                                                                           |
| Heat/Cool:  | Central Air Conditioning                                                                                 |
| Inclusions: | Electric Range and Oven, Cooktop Range, Dishwasher, Refrigerator                                         |
| Recreation: | Tennis Court                                                                                             |
| Scenery:    | Canal View, Canal Waterfront Property, Garden View                                                       |

PROPERTY  
LOCATION

---



©2026 | BREC REALTY GROUP, LLC,  
YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050  
[BREC@BRECREALTY.COM](mailto:BREC@BRECREALTY.COM) | [PRIVACY POLICY](#)

