



Price: \$1,699,900

MLS Number: F10520632

Condo / Town Home

3100 N OCEAN BL Unit 2002, Fort Lauderdale, Florida 33308 USA

Beds: 3

Baths: 2

Half Baths: 1

Taxes: \$26,960

Living Area: 2,086

Unit: 2002

HOA Fees: \$3,101

Waterfront: YES

Year Built: 1997

Community: L'Hermitage

Subdivision: L'Hermitage

ABOUT THIS PROPERTY

DIRECT E-A-S-T Exposure with OCEAN & POOL VIEW & DIRECT W-E-S-T exposure with CITY & WATERWAY VIEW . Two terraces that offer both sunrise and sunsets. Private elevator. PRICED TO SELL. Currently 3rd bedroom is OPEN AS A DEN. Resort-like living with POOLSIDE RESTAURANT, full bar, (delivery service available) Note that there is approx \$100 per month food/beverage credit INCLUDED in the maint. fee. Tropical pool deck w 2 whirlpool spas, 2 pools, private beach pavilion with cabanas, tikis, BBQ and beach attendant for chair/umbrella service. 2 PETS, ANY SIZE, OK. Pet park. Dog walkers and pet sitters available. EASY TO SEE

FEATURES

Community:	Community In-door Swimming Pool, Picnic Area(s), Community Childrens Play Area', Community Sauna(s), Community Spa(s), Community Tennis Court(s)
Exterior:	Balcony
Flooring:	Marble Floors
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Walk-in Closet(s)
Recreation:	Private Beach
Rooms:	Formal Dining Room, Foyer, Eat in Kitchen
Scenery:	Ocean View, Ocean Frontage
Style:	Highrise

PROPERTY
LOCATION



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