



Price: \$450,000

MLS Number: F10520995

Condo / Town Home

3100 NE 49th St Unit PH10, Fort Lauderdale, Florida 33308 USA

Beds: 2

Baths: 2

Taxes: \$5,535

Living Area: 1,400

Unit: PH10

Lot Square Feet: 1,400

HOA Fees: \$1,165

Waterfront: YES

Year Built: 1970

Community: Royal Mariner

Subdivision: Royal Mariner

ABOUT THIS PROPERTY

Views from every window! Large SW corner penthouse condo located steps away from the Commercial Blvd bridge entrance into LAUDERDALE BY THE SEA. New kitchen, floor to ceiling impact windows, and recent bathroom updates. Only one neighboring condo next door is divided by a solid concrete block wall, providing excellent sound insulation from next door. No neighbor above! Garage parking and ample guest parking. Common area, no fixed bridge/ deepwater dockage is available. Small pets are welcome. Building went through extensive concrete restoration and the roof was replaced in 2025. Great walkability to many restaurants, services and to the beach. Amazing sunsets and downtown views to the southwest and view to the ocean above 3 story height restricted, LAUDERDALE BY THE SEA, to the east.

FEATURES

Community:	Pool Table(s), Community In-door Swimming Pool
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Cooktop Range, Refrigerator
Interior:	Walk-in Closet(s)
Scenery:	Ocean View, Ocean Access, Canal View, Intra-coastal

PROPERTY
LOCATION



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