



**Price: \$3,510,000**

**MLS Number: F10525767**

**Condo / Town Home**

**500 Hendricks Isle Unit 3N, Fort Lauderdale, Florida 33301 USA**

**Beds: 3**

**Baths: 3**

**Half Baths: 1**

**Taxes: \$0**

**Living Area: 2,941**

**Unit: 3N**

**Lot Square Feet: 3,431**

**HOA Fees: \$0**

**Waterfront: YES**

**Year Built: 2026**

**Community: Lumiere**

**Subdivision: Lumiere**

# ABOUT THIS PROPERTY

New “Saint-Tropez North” at Lumiere residences, a boutique collection of only 7 waterfront units on prestigious Las Olas Isles as an estate alternative lifestyle. Sunrise to Sunset views with a flow-through floorplan, window walls of glass set the stage for this residence with wraparound balconies to enjoy. Rare assigned boat dock for up to 50 +/-feet included. Amenities include a 2 garage parking spaces, resort-style pool, fitness center and roof top sky deck. . Conveniently located minutes to fashionable Las Olas Village fine dining/shopping and sandy beaches. Shown by appt only. Please note: all pictures are artist renderings.

## FEATURES

|             |                                                                                                                                     |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Community:  | Community In-door Swimming Pool                                                                                                     |
| Energy:     | Storm Windows                                                                                                                       |
| Exterior:   | Balcony                                                                                                                             |
| Fencing:    | Fenced                                                                                                                              |
| Flooring:   | Tile Flooring                                                                                                                       |
| General:    | Elevator(s)                                                                                                                         |
| Heat/Cool:  | Central Air Conditioning                                                                                                            |
| Inclusions: | Gas Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer, Built-in Oven |
| Interior:   | Breakfast Bar, Pantry, Dry Bar, Wetbar, Walk-in Closet(s)                                                                           |
| Parking:    | Automatic Garage Door                                                                                                               |
| Rooms:      | Formal Dining Room, Breakfast Area                                                                                                  |
| Scenery:    | Ocean Access, Ocean Frontage, Canal View, Waterview                                                                                 |
| Utilities:  | Natural Gas Service Available                                                                                                       |

PROPERTY  
LOCATION



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