



Price: \$1,695,000

MLS Number: F10527103

Condo / Town Home

301 N Birch Rd Unit 6N, Fort Lauderdale, Florida 33304 USA

Beds: 3

Baths: 3

Half Baths: 1

Taxes: \$12,724

Living Area: 3,305

Unit: 6N

HOA Fees: \$3,576

Waterfront: YES

Year Built: 1996

Community: BIRCH POINTE

Subdivision: BIRCH POINTE

ABOUT THIS PROPERTY

Expansive 3,305 SF corner 3BR/3.5BA + den with unobstructed 180° views of the Intracoastal, Middle River & Ocean—rarely available at this price. Split floor plan with three oversized balconies for seamless indoor-outdoor living—potential boat dock rental. Just blocks to A1A with easy walkability to the beach, dining & shopping in a quiet residential setting. Boutique, pet-friendly building with only 16 residences, private elevator entry & a true single-family feel. Amenities include garage parking, closet-sized storage with a/c, a guest suite that can be rented from the association for short-term visits, a fitness room, a pool, a spa & outdoor kitchen. Exceptional waterfront value without new-construction pricing.

FEATURES

Community:	Community In-door Swimming Pool, Picnic Area(s), Extra Storage Available
Exterior:	Balcony
Flooring:	Marble Floors, Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer, Built-in Oven
Interior:	Breakfast Bar, Dry Bar, Fire Sprinkler System
Parking:	Automatic Garage Door
Rooms:	Formal Dining Room, Eat in Kitchen
Scenery:	Ocean View, Intra-coastal

PROPERTY
LOCATION



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