



Price: \$1,200,000

MLS Number: F10530109

Condo / Town Home

401 N Birch Rd Unit TH3, Fort Lauderdale, Florida 33304 USA

Beds: 3

Baths: 3

Half Baths: 1

Taxes: \$19,801

Living Area: 1,630

Unit: TH3

HOA Fees: \$2,241

Year Built: 2018

Community: Tiffany House

Subdivision: Tiffany House

ABOUT THIS PROPERTY

Spacious Townhome at Tiffany House Residences, Fort Lauderdale Beach. This rare 2-story townhome features 2 bedrooms, a den, and 3.5 bathrooms, with sleek Italian cabinetry, top-of-the-line appliances, and marble baths. Enjoy an expansive private patio with summer kitchen and BBQ, perfect for entertaining. Residents have access to world-class amenities: rooftop pool with ocean views, resort-style pool, gym, theater, club room, sun deck, and beach service. Perks include Kimpton Shorebreak hotel dining and pool, valet, 24/7 front desk, cable/internet, and pest control. Pet-friendly with no rental restrictions. Steps to the beach and Las Olas Boulevard.

FEATURES

Community:	Pool Table(s), Community In-door Swimming Pool, Picnic Area(s), Community Sauna(s)
Exterior:	Patio
Fencing:	Fenced
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Ceiling Fan(s), Walk-in Closet(s)
Rooms:	Living/dining Room Combination, Eat in Kitchen
Scenery:	Garden View
Style:	Highrise

PROPERTY
LOCATION



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