



Price: \$1,150,000

MLS Number: F10530124

Condo / Town Home

401 N Birch Rd Unit 705, Fort Lauderdale, Florida 33304 USA

Beds: 2

Baths: 2

Taxes: \$19,437

Living Area: 1,284

Unit: 705

HOA Fees: \$1,764

Year Built: 2018

Community: Tiffany House

Subdivision: Tiffany House

ABOUT THIS PROPERTY

Experience modern coastal living at Tiffany House, just one block from Fort Lauderdale Beach. This 2-bedroom, 2-bath residence features a spacious split floor plan, floor-to-ceiling impact glass, and sleek designer finishes. Enjoy natural light and views of the Intracoastal from your living spaces. Tiffany House offers premier amenities, including a rooftop pool with panoramic city and water views, an additional resort-style pool, sauna, fitness center, theater, on-site dining, and exclusive beach service with chairs and umbrellas. With no rental restrictions, this property is perfect as a primary home, vacation retreat, or investment opportunity—ideal for Airbnb or a 1031 exchange. Minutes from Las Olas Boulevard and all the best of Fort Lauderdale.

FEATURES

Community:	Community Clubhouse(s), Picnic Area(s), Community Sauna(s)
Exterior:	Balcony
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Trash Compactor, Clothes Dryer
Interior:	Ceiling Fan(s), Walk-in Closet(s)
Rooms:	Breakfast Area, Eat in Kitchen
Scenery:	Intra-coastal
Style:	Highrise

PROPERTY
LOCATION



©2026 | BREC REALTY GROUP, LLC,
YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050
BREC@BRECREALTY.COM | [PRIVACY POLICY](#)

