



Price: \$740,000

MLS Number: F10530136

Condo / Town Home

401 N Birch Rd Unit 413, Fort Lauderdale, Florida 33304 USA

Beds: 1

Baths: 1

Taxes: \$12,161

Living Area: 826

Unit: 413

HOA Fees: \$1,135

Year Built: 2018

Community: Tiffany House

Subdivision: Tiffany House

ABOUT THIS PROPERTY

Experience coastal luxury at Tiffany House, just moments from Fort Lauderdale Beach. This fully furnished 1-bedroom, 1-bat residence spans 826 sq ft and features a spacious patio ideal for entertaining. Enjoy resort-style living with valet parking, fitness center, sauna, and rooftop pool with bar and restaurant. Only 5 minutes to Las Olas and 15 minutes to the airport. Perfect for investors or 1031 exchange buyers, offering strong rental potential and a prime beachside location.

FEATURES

Community:	Community In-door Swimming Pool, Picnic Area(s), Community Sauna(s)
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Ceiling Fan(s)
Rooms:	Eat in Kitchen
Style:	Highrise

PROPERTY
LOCATION



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