



Price: \$395,000

MLS Number: F10530261

Condo / Town Home

336 N Birch Rd Unit 3E, Fort Lauderdale, Florida 33304 USA

Beds: 2

Baths: 2

Taxes: \$6,082

Living Area: 1,411

Unit: 3E

HOA Fees: \$861

Year Built: 1970

Community: Birch Crest Apt Condos

Subdivision: Birch Crest Apt Condos

ABOUT THIS PROPERTY

Fantastic location in the heart of Central Beach, walking distance to Las Olas Blvd, Beach Place, dozens of restaurants, 1 block to the ocean with world-class beaches and boardwalk. This spacious corner 2 bedroom & 2 bathroom condo boasts over 1400 square feet, central A/C, hurricane impact windows & doors, balcony with some ocean views, guard/attendant in the lobby, beautiful resort style pool & BBQ area, gym, party room, library, game room. The primary bedroom offers a very large walk-in closet. High-speed internet, basic cable water, sewer, trash are all included in the monthly condo dues.

FEATURES

Community:	Community Laundry Facilities, Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s)
Energy:	Storm Windows
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Cooktop Range, Dishwasher, Refrigerator
Interior:	Ceiling Fan(s), Walk-in Closet(s)
Rooms:	Living/dining Room Combination, Breakfast Area
Scenery:	Ocean View

PROPERTY
LOCATION



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