



Price: \$399,000

MLS Number: F10531171

Condo / Town Home

520 SE 5th Ave Unit 2209, Fort Lauderdale, Florida 33301 USA

Beds: 2

Baths: 2

Taxes: \$6,049

Living Area: 1,153

Unit: 2209

HOA Fees: \$1,077

Year Built: 2001

Community: LAS OLAS BY THE RIVER

Subdivision: LAS OLAS BY THE RIVER

ABOUT THIS PROPERTY

Wake up in the heart of Fort Lauderdale with caf  s, brunch spots, and riverfront strolls just outside your door. Step inside to an airy, 2-bed/2-bath modern space with a magazine-worthy kitchen: quartz counters, stainless steel appliances, shaker cabinets built for late-night bites or hosting your favorite people. The living area opens to a private balcony where you can sip coffee with the birds or wine w/ the skyline twinkle. This home comes w/ an in-home washer/dryer, immediate rental ability, impact windows & sliding doors, pet-friendly policy & a home warranty. Primary & guest bedrooms feature walk-in closets & spa-styled baths. Enjoy resort amenities: heated pool, hot tub, gym, BBQ, clubhouse, & 24hr security. Urban living meets resort comfort â   right in the heart of Fort Lauderdale.

FEATURES

Community:	Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Spa(s)
Energy:	Storm Windows
Exterior:	Balcony
Flooring:	Tile Flooring, Vinyl Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer
Interior:	Walk-in Closet(s)
Rooms:	Living/dining Room Combination, Library

PROPERTY
LOCATION



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