



Price: \$375,000

MLS Number: F10532584

Condo / Town Home

4040 Galt Ocean Dr Unit 224, Fort Lauderdale, Florida 33308 USA

Baths: 1

Taxes: \$5,459

Living Area: 320

Unit: 224

HOA Fees: \$688

Waterfront: YES

Year Built: 1959

Community: OCEAN MANOR CONDO

Subdivision: OCEAN MANOR CONDO

Elementary School: Bayview

ABOUT THIS
PROPERTY

SPECTACULAR DIRECT OCEAN FRONT STUDIO ON PRETIGIOUS GALT OCEAN MILE. THESE OCEAN FRONT STUDIOS ARE RARELY ON THE MARKET! RENTAL INCOME PROPERTY. BUILDING ON THE SAND, JUST STEPS TO THE BEACH. IMPACT WINDOWS IN ENTIRE BUILDING. CAN BE RENTED IMMEDIATELY AND AS OFTEN AS YOU LIK OR USE AS OFTEN AS YOU LIKE! AMENITIES: OCEANFRONT HEATED POOL NEXT TO TIKIBAR, BEACH CHAIRS AND UMBRELLAS, FINE DINING IN CASA CALABRIA, FITNESS CENTER, REAL ESTATE OFFICE, LOUNGE, COFFEESHOP. MAINTENANCE INCLUDES: ELECTRIC, WIFI, VALET PARKING, AC COOLANT, CABLE, HOT WATER. CLOSE TO SHOPPING, ENTERTAINMENT AND DINING FROM PIZZA OR FAST FOOD TO ELEGANT DINING. OCEAN MANOR HAS A LIBERAL RENTAL POLICY ALLOWING OWNERS TO USE THE CONDO FOR INCOME OR ENJOYMENT SEE BROKER REMARKS AND PHOTOS. OCEAN DIRECT!

FEATURES

Community:	Community Laundry Facilities, Community In-door Swimming Pool, Picnic Area(s)
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Refrigerator
Scenery:	Ocean View, Ocean Access, Ocean Frontage, Garden View
Style:	Highrise

PROPERTY
LOCATION



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