



Price: \$899,999

MLS Number: F10534044

Condo / Town Home

3016 NE 49th St Unit 4, Fort Lauderdale, Florida 33308 USA

Beds: 2

Baths: 2

Taxes: \$9,511

Living Area: 1,625

Unit: 4

Lot Square Feet: 2,100

HOA Fees: \$2,950

Waterfront: YES

Year Built: 1978

Community: 49th St Townhomes

Subdivision: 49th St Townhomes

ABOUT THIS PROPERTY

Stunning waterfront tri-level townhouse with an assigned 24' slip (no fixed bridges) and tranquil waterway views from a private patio. Soaring ceilings and floor-to-ceiling hurricane-impact windows create an open, airy feel. Interior upgrades include luxury commercial-grade wood-laminate flooring, shaker cabinets, quartz countertops, stainless appliances, and custom remote-operated blinds. The primary suite offers two walk-in closets and a beautifully remodeled bath with a double vanity and glass shower. Major improvements include a new roof (2024), newer AC with upgraded ductwork and added vents for comfortable loft living, both baths updated, and community seawall and docks. Minutes to Fort Lauderdale beaches, Intracoastal, dining, and shopping—live the South Florida boating lifestyle!

FEATURES

Community:	Community In-door Swimming Pool
Energy:	Storm Windows
Flooring:	Tile Flooring, Vinyl Flooring
General:	Housing for Older Persons
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Walk-in Closet(s), Cathedral Ceilings
Parking:	Automatic Garage Door
Rooms:	Kitchen/dining Room, Eat in Kitchen
Scenery:	Ocean Access, Canal View, Canal Waterfront Property, Garden View, Waterview
Stories:	Tri-level

PROPERTY
LOCATION



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