



Price: \$1,495,000

MLS Number: F10534612

Condo / Town Home

3100 N Ocean Blvd Unit 406, Fort Lauderdale, Florida 33308 USA

Beds: 2

Baths: 2

Taxes: \$19,382

Living Area: 1,537

Unit: 406

HOA Fees: \$1,775

Waterfront: YES

Year Built: 1997

Community: L'HERMITAGE

Subdivision: L'HERMITAGE

ABOUT THIS PROPERTY

Elegant and thoughtfully designed Reverse Fairmont in L'Hermitage. Private and Serene Garden Views. 2 Bedroom / 2 Bath with upgraded cabinetry, closets, kitchen, baths, appliances, doors. Most luxurious Italian Marble throughout. Large Balcony. Southeast exposure. EASY TO SEE. L'Hermitage is over 10 acres of Oceanfront/Beachfront property w/tennis, fitness, fence complex, saunas, steam rooms, massage rooms, attended beach, pool deck with spas and full-service restaurant including full bar. BBQ grilling area beach level. Amazing walkability & pet friendly. Minutes to Las Olas. Strong reserves, Pets OK, Recent structural and integrity studies available.

FEATURES

Community:	Pool Table(s), Community In-door Swimming Pool, Picnic Area(s), Community Childrens Play Area', Community Sauna(s), Community Spa(s), Community Tennis Court(s)
Exterior:	Balcony
Flooring:	Marble Floors
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer
Interior:	Breakfast Bar, Pantry, Jetted Bathtub, Fire Sprinkler System
Rooms:	Formal Dining Room, Eat in Kitchen
Scenery:	Ocean View, Garden View
Style:	Highrise

PROPERTY
LOCATION



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