

**Price: \$349,000****MLS Number: F10534987****Condo / Town Home****1481 S Ocean Boulevard Unit 416A, Lauderdale By The Sea, Florida 33062 USA****Beds: 2****Baths: 1****Taxes: \$5,316****Living Area: 760****Unit: 416A****HOA Fees: \$732****Waterfront: YES****Year Built: 1966****Community: LEISURE GARDENS CONDO****Subdivision: LEISURE GARDENS CONDO**

ABOUT THIS PROPERTY

ALL AGES COMMUNITY – STEPS FROM THE BEACH! Enjoy living directly on the water with deeded beach access just across the street. A fabulous coastal lifestyle opportunity. Boat dock availability accommodates vessels up to 30 ft. This charming unit features granite countertops and a living room with beautiful wood flooring The building offers a variety of amenities, including a heated pool, golf putting range, breezeway area, BBQ facilities, and more. The 50 year recertification and structural study have been completed, providing peace of mind for future owners. Experience the best of waterfront living in this desirable community, perfectly located near shops, dining, and all the area has to offer!

FEATURES

Community:	Community Laundry Facilities, Community In-door Swimming Pool, Putting Green
Flooring:	Tile Flooring, Hardwood Floors
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Microwave Oven, Dishwasher, Refrigerator
Interior:	Ceiling Fan(s)
Scenery:	Canal View

PROPERTY
LOCATION



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YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050
BREC@BRECREALTY.COM | [PRIVACY POLICY](#)

