



Price: \$659,000

MLS Number: F10535169

Condo / Town Home

4140 N Ocean Dr Unit 102E, Lauderdale By The Sea, Florida 33308 USA

Beds: 2

Baths: 2

Taxes: \$7,314

Living Area: 1,080

Unit: 102E

HOA Fees: \$1,104

Year Built: 1984

Community: By The Seas

Subdivision: By The Seas

ABOUT THIS PROPERTY

Experience coastal living in this beautiful 2-bed, 2-bath corner condo on coveted El Mar Drive. Located in a boutique 13-unit building, this first-floor residence offers ocean views from the living room, primary bedroom, and private patio. Just steps from the sand and watersports. Lauderdale by the Sea restaurants, shops, nightlife, and community events are outside your patio door. The condo features tile flooring, modern appliances, impact windows and doors, a new AC, custom shades, a walk-in closet, and an in-unit washer/dryer. Pet-friendly with 2 deeded parking spaces and an additional guest suite. Well-maintained property with a new roof (fully paid), funded reserves, 40 yr recertification completed, no planned assessments. Furniture is negotiable. Move in & enjoy beachside living!

FEATURES

Community:	Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s)
Exterior:	Patio
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Ceiling Fan(s), Walk-in Closet(s)
Rooms:	Living/dining Room Combination
Scenery:	Ocean View, Ocean Access



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