



Price: \$1,295,000

MLS Number: F10535370

Condo / Town Home

401 N Birch Rd Unit 702, Fort Lauderdale, Florida 33304 USA

Beds: 2

Baths: 2

Taxes: \$20,352

Living Area: 1,286

Unit: 702

HOA Fees: \$1,767

Waterfront: YES

Year Built: 2018

Community: TIFFANY HOUSE CONDO

Subdivision: TIFFANY HOUSE CONDO

ABOUT THIS PROPERTY

Beachluxe condo w/sparkling intracoastal views. The perfect spot to unwind while watching the sunset & yachts cruise by. Tiffany House is a private beachside building w/top of the line amenities: "W" beach service, 2 rooftop pools, restaurant, pool bar, clubroom, cinema room, sauna, gym, bbq area, 24-hour front desk, valet, ev charging stations. This chic, sophisticated residence is bright & offers 2 BEDROOMS + DEN, open layout, large windows, professionally decorated with hi-end finishes in the kitchen, large bathrooms & is well equipped for your needs. Water views all rooms! Close to Las Olas Blvd, restaurants/beach. Valet parking incl. Small dog ok. A true jewel of Ft Lauderdale beach! Tiffany House allows luxury short term rentals for any term. Rented mid Dec-April for \$50K+. Pets ok.

FEATURES

Community:	Community Spa(s)
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Walk-in Closet(s)
Scenery:	Intra-coastal
Style:	Highrise

PROPERTY
LOCATION



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