



Price: \$519,900

MLS Number: F10535544

Condo / Town Home

100 N Federal Hwy Unit 1226, Fort Lauderdale, Florida 33301 USA

Beds: 2

Baths: 2

Taxes: \$378

Living Area: 1,325

Unit: 1226

HOA Fees: \$1,284

Year Built: 2005

Community: The Waverly at Las Olas

Subdivision: The Waverly at Las Olas

ABOUT THIS
PROPERTY

ASSUMABLE PENNYMAC LOAN at an unheard of 1.875%. VERY BRIGHT CORNER 2 BEDROOM 2 BATH UNIT WITH FABULOUS VIEWS OF THE OCEAN ON THE EAST AND THE SKYLINE TO MIAMI ON THE SOUTH. SPLIT FLOOR PLAN WITH 2 NEWLY RENOVATED BATHROOMS. MASTER BATH HAS A WALK IN SHOWER. 2ND BATH HAS A NEW SOAKING TUB. UNIT HAS NEWER APPLIANCES INCLUDING A/C. FULL SIZED WASHER/DRYER IN UNIT, LARGE WALK-IN CLOSET IN THE MASTER. BUILDING HAS UPDATED AMMENITIES INCLUDING A GEORGEOUS INFINITY POOL AND SPA, BBQ GRILLS ON THE POOL DECK, CABANAS, 24 HOUR GYM, PARTY ROOM WITH A MOVIE THEATER, POOL, PING PONG AND FOOSBALL TABLES. 5 MINUTE WALK TO SHOPS & RESTAURANTS ON DOWNTOWN LAS OLAS BLVD. 5 MINUTE DRIVE TO I95, 595, THE BEACH AND BRIGHTLINE. 10 MINUTES TO THE AIRPORT. ELIGIBLE FOR BEACH PARKING PERMIT (\$75+TAX/YR)

FEATURES

Community:	Community In-door Swimming Pool, Community Spa(s)
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Inclusions:	Microwave Oven, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Ceiling Fan(s), Walk-in Closet(s)
Scenery:	Ocean View
Style:	Highrise

PROPERTY
LOCATION



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