



Price: \$360,000

MLS Number: F10535730

Condo / Town Home

1301 River Reach Dr Unit 308, Fort Lauderdale, Florida 33315 USA

Beds: 2

Baths: 2

Taxes: \$6,480

Living Area: 1,250

Unit: 308

HOA Fees: \$1,186

Waterfront: YES

Year Built: 1974

Community: River Reach

Subdivision: River Reach

ABOUT THIS PROPERTY

PRICE SLASHED \$25,000!! MAJOR PRICE REDUCTION!! BEAUTIFUL RIVER VIEW!! WATCH THE YACHTS GO BY ON THE NEW RIVER!! YOUR OWN BOAT PARADE EVERY DAY!! OPEN KITCHEN WITH RECESSED LIGHTING, TILE FLOORS THROUGHOUT! FRESHLY PAINTED. BUILDING HAS COMPLETED NEW IMPACT DOORS & WINDOWS, NEW BALCONIES, CONCRETE RESTORATION, EXTERIOR PAINTING & MORE! ALL SPECIAL ASSESSMENTS PAID BY SELLER. GATED WATERFRONT PRIVATE ISLAND WITH 24 HR MANNED GUARDHOUSE, 3 HEATED POOLS, TENNIS PICKLEBALL, GYM & PADDLEBOARD/KAYAK RACKS. 2 SMALL PETS -20 LBS EACH PERMITTED, DOCKAGE TO 50' AS AVAILABLE. MAINTENANCE INCLUDES WATER, SEWER, TRASH, BASIC TV & INTERNET. GREAT CENTRAL LOCATION MINUTES TO DOWNTOWN/LAS OLAS, RESTAURANTS, BEACHES, SHOPPING, PERFORMING ARTS CENTER, MUSEUMS, PORT, AIRPORT & ALL MAJOR EXPRESSWAYS!

FEATURES

Community:	Community Laundry Facilities, Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Tennis Court(s), Extra Storage Available
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator
Interior:	Ceiling Fan(s), Walk-in Closet(s)
Recreation:	Tennis Court
Rooms:	Living/dining Room Combination, Breakfast Area
Scenery:	River Frontage, River View, Ocean Access, Canal Waterfront Property, Waterview

PROPERTY
LOCATION



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

