



Price: \$2,899,900

MLS Number: F10537397

Condo / Town Home

3100 N Ocean Blvd Unit 2307, Fort Lauderdale, Florida 33308 USA

Beds: 3

Baths: 2

Half Baths: 1

Taxes: \$17,839

Living Area: 2,086

Unit: 2307

HOA Fees: \$3,101

Waterfront: YES

Year Built: 1997

Community: Lâ€™HERMITAGE

Subdivision: Lâ€™HERMITAGE

ABOUT THIS PROPERTY

BRAND NEW. CONTEMPORARY. Fully re-imaged DESIGNER MODEL. Southeast exposure. Smart House electronics. Chef's kitchen w open seating area along with ample storage. Italian cabinetry. Wet bar . All day Sun and SPECTACULAR VIEWS of coastline, OCEAN and city from the two terraces. Hurricane impact windows and doors. PRIVATE ELEVATOR. Three bedrooms. MANY UPGRADES . Resort-like living with tennis, POOLSIDE RESTAURANT, private beach pavilion w tikis, cabanas, BBQ and beach attendant. Two pets any size, ok. Dog walkers and pet sitters available. 2 pet parks. SELF PARKING IN GARAGE (has private charging station in owner's space) Valet for guests. Concierge. Complex has many completed and funded community projects. Great financials. EASY TO SEE

FEATURES

Community:	Pool Table(s), Community In-door Swimming Pool, Picnic Area(s), Community Childrens Play Area', Community Sauna(s), Community Spa(s), Community Tennis Court(s), Extra Storage Available
Energy:	Storm Windows
Exterior:	Balcony
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer, Built-in Oven
Interior:	Breakfast Bar, Pantry, Dry Bar, Walk-in Closet(s), Fire Sprinkler System
Rooms:	Formal Dining Room, Breakfast Area
Scenery:	Ocean View, Ocean Frontage, Intra-coastal
Style:	Highrise

PROPERTY
LOCATION



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