



Price: \$475,000

MLS Number: F10539308

Condo / Town Home

341 N Birch Rd Unit 204, Fort Lauderdale, Florida 33304 USA

Beds: 1

Baths: 1

Taxes: \$5,703

Living Area: 601

Unit: 204

HOA Fees: \$959

Waterfront: YES

Year Built: 1993

Community: Ft Lauderdale Yacht &

Subdivision: Ft Lauderdale Yacht &

ABOUT THIS PROPERTY

Welcome to Fort Lauderdale Yacht and Beach Club—an intimate, pet-friendly waterfront community just a block from the beach. This bright corner unit offers east-west exposure for ample natural light and partial views of the Intracoastal. Interior features include impact windows and doors, a granite and stainless steel kitchen with updated appliances, central A/C, and a spacious bedroom suite. Relax in lush tropical gardens, stroll along the waterfront promenade, or unwind by the heated pool. Located in one of Florida's most popular vacation destinations, this property has no rental restrictions, making it ideal for income. Steps from the Four Seasons, W Hotel, and Breakers Avenue caf  s. Fees cover utilities and cable, with the association meeting reserve study and maintenance requirements.

FEATURES

Community:	Community Laundry Facilities, Community In-door Swimming Pool
Energy:	Storm Windows
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator
Interior:	Breakfast Bar
Rooms:	Living/dining Room Combination
Scenery:	Intra-coastal, Garden View

PROPERTY
LOCATION



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