



Price: \$449,900

MLS Number: F10540414

Condo / Town Home

3200 Port Royale Dr Unit 1208, Fort Lauderdale, Florida 33308 USA

Beds: 2

Baths: 2

Taxes: \$2,244

Living Area: 1,290

Unit: 1208

HOA Fees: \$0

Waterfront: YES

Year Built: 1981

Community: THE TOWER AT PORT ROYALE

Subdivision: THE TOWER AT PORT ROYALE

ABOUT THIS PROPERTY

A REALISTIC PRICE FOR THIS MOVE RIGHT IN UNIT READY FOR YOU TO ENJOY THE MAGNIFICENT OCEAN/INTRACOASTAL VIEWS . BUILDING RESERVES ARE FULLY FUNDED. UNIT IS BEAUTIFULLY UPDATED AND TASTEFULLY DECORATED . 2 LARGE SPLIT BEDROOMS MAIN WITH CEDAR WALK IN CLOSET AND EN-SUITE SECOND WITH CUSTOM MURPHY BED AND PLANTATION SHUTTERS. OPEN LIVING/DINING ROOM WITH BAR STYLE DIVIDER AND WINE COOLER. KITCHEN HAS HIGH END WOODEN CABINETS WITH S/S APPLIANCES NEW WATER HEATER AND FULL SIZE WASHER/DRYER . COMMUNITY IS GATED AND BUILDING HAS FULL AMENITIES INCLUDING 24HR. SECURITY COVERED PARKING, GYM,GREAT POOL AREA AND LARGE PARTY ROOM. DOCKAGE WHEN AVAILABLE H.O.A INCLUDES CABLE AND WI-FI. CAR CHARGERS COMING, 40 YEAR CERT COMPLETED. UNIT HAS THE LOWEST FEES FOR A 2 BEDROOM 2 BATHROOM IN THE BUILDING.

FEATURES

Community:	Pool Table(s), Community In-door Swimming Pool, Community Tennis Court(s)
Exterior:	Balcony
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Fire Sprinkler System
Recreation:	Tennis Court
Rooms:	Formal Dining Room, Living/dining Room Combination, Library
Scenery:	Ocean View, Ocean Access, Intra-coastal
Style:	Highrise

PROPERTY
LOCATION



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