



**Price: \$297,000**

**MLS Number: F10540521**

**Condo / Town Home**

**505 N Ft Lauderdale Bch Blvd Unit 2509, Fort Lauderdale, Florida 33304 USA**

**Beds: 1**

**Baths: 1**

**Taxes: \$5,241**

**Living Area: 584**

**Unit: 2509**

**HOA Fees: \$2,007**

**Year Built: 2006**

**Community: HILTON CLUB Q RESIDENCES**

**Subdivision: HILTON CLUB Q RESIDENCES**

# ABOUT THIS PROPERTY

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Location ! Location Location ! Stunning Views from this rarely available 25th Floor oceanfront unit! Direct ocean views! Enjoy Life from your very own private balcony overlooking the Tranquil Atlantic ocean ! The Q-Club is a Resort style community wit fantastic amenities! Live the vacation lifestyle and indulge in the amazing onsite S3 Restaurant ! afterwards stop by the NUB Sky Lounge for a well deserved cocktail or refreshment! The complex offers a hotel rental program that you may join as an owner! Owners may lease immediately, and may occupy the unit for up to 120 days per year.

## FEATURES

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|             |                                 |
|-------------|---------------------------------|
| Community:  | Community In-door Swimming Pool |
| Exterior:   | Balcony                         |
| Flooring:   | Marble Floors                   |
| Heat/Cool:  | Central Air Conditioning        |
| Inclusions: | Clothes Washer, Clothes Dryer   |
| Scenery:    | Ocean Frontage                  |
| Style:      | Highrise                        |

PROPERTY  
LOCATION

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