



Price: \$450,000

MLS Number: F10541467

Condo / Town Home

3333 NE 36th St Unit 6, Fort Lauderdale, Florida 33308 USA

Beds: 2

Baths: 2

Taxes: \$2,632

Living Area: 1,150

Unit: 6

HOA Fees: \$921

Waterfront: YES

Year Built: 1969

Community: Diane terrece

Subdivision: Diane terrece

ABOUT THIS PROPERTY

2BD/2BA condo with water view, just a 3-minute walk to the beach. Hurricane-impact windows and doors throughout, including enclosed balcony. Roof approx. 5–6 yrs; A/C approx. 11 yrs. No W/D in unit, but installation permitted; on-site laundry room. Attic storage plus private storage closet. 1 assigned parking space; second vehicle allowed on association-owned grass area. Community offers pool and first-come boat dockage (max 25 ft). Rentals allowed after 1 yr ownership; minimum 1-yr lease, no seasonal rentals. Cats and documented service animals permitted. Maintenance includes building insurance (flood & windstorm), landscaping, trash, and water.

FEATURES

Community:	Community Laundry Facilities, Community In-door Swimming Pool
Inclusions:	Disposal, Dishwasher
Scenery:	Intra-coastal

PROPERTY
LOCATION



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