



Price: \$1,375,000

MLS Number: F10541664

Condo / Town Home

3100 N Ocean Blvd Unit 1206, Fort Lauderdale, Florida 33308 USA

Beds: 2

Baths: 2

Taxes: \$9,940

Living Area: 1,537

Unit: 1206

HOA Fees: \$2,286

Waterfront: YES

Year Built: 1997

Community: L'HERMITAGE

Subdivision: L'HERMITAGE

ABOUT THIS PROPERTY

Southeast Ocean and Coastline views from recently updated 2/2 at L'Hermitage. New flooring in bedrooms, new countertops new appliances. Fairmont model at L'Hermitage features split bedroom plan with large den with office built in. Built in buffet in the living room. Large balcony with 3 sections. Very private views of the ocean. EASY TO SEE. L'Hermitage is over 10 acres of Oceanfront/Beachfront property w/tennis, fitness, fenced complex, saunas, steam rooms, massage rooms, attended beach pool deck with spas and full-service restaurant including full bar. BBQ grilling area beach level. Amazing walkability & pet friendly. Minutes to Las Olas. Strong reserves, Pets OK, Recent structural and integrity studies available.

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)
Exterior:	Balcony
Flooring:	Marble Floors
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer
Interior:	Breakfast Bar, Pantry, Jetted Bathtub, Fire Sprinkler System
Rooms:	Formal Dining Room, Eat in Kitchen
Scenery:	Ocean View, Garden View
Style:	Highrise

PROPERTY
LOCATION



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