



Price: \$1,100,000

MLS Number: F10542102

Condo / Town Home

401 N Birch Road Unit TH2, Fort Lauderdale, Florida 33304 USA

Beds: 2

Baths: 3

Taxes: \$15,944

Living Area: 1,636

Unit: TH2

HOA Fees: \$2,249

Year Built: 2018

Community: Tiffany House

Subdivision: Tiffany House

ABOUT THIS PROPERTY

Own the biggest townhouse at the lowest price at the Exclusive Tiffany House Residences. 1636 SF of living space with the best private, entertaining outdoor area, built-in Summer Kitchen, high-end finishes, built-in closets, and electric shades. Step to Fort Lauderdale Beach's white sands and the Intracoastal Waterway, minutes to downtown and the Airport. Enjoy resort-style comforts; Valet Parking & Front Desk 24/7, Theater Room, Fitness Center, Sauna, Club Room, a Billiard Lounge & Two Pools; one on the 4th floor and one on the Rooftop Pool with a Bar/Restaurant. Plus, Beach Service. Legal 3 Bed & 3 Bath currently used as 2 Bed and 3 Baths. Daily and long-term rentals from day one. Perfect 1031 Exchange.

FEATURES

Community:	Pool Table(s), Community In-door Swimming Pool, Picnic Area(s), Community Sauna(s), Community Spa(s)
Energy:	Storm Windows
Exterior:	Porch
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer
Recreation:	Private Beach
Rooms:	Eat in Kitchen
Style:	Cluster Style



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