



Price: \$795,000

MLS Number: F10543276

Condo / Town Home

401 SW 4th Ave Unit 1706, Fort Lauderdale, Florida 33315 USA

Beds: 2

Baths: 2

Taxes: \$8,967

Living Area: 1,546

Unit: 1706

HOA Fees: \$1,365

Waterfront: YES

Year Built: 2004

Community: Esplanade on the New Rive

Subdivision: Esplanade on the New Rive

ABOUT THIS PROPERTY

Welcome home to the ultimate Downtown Fort Lauderdale lifestyle! This 17th-floor penthouse residence offers stunning, unobstructed New River views from dramatic floor-to-ceiling windows and a wrap-around open balcony perfect for entertaining or relaxing. Spanning 1,546 sq ft, this home was originally a 3/2 and thoughtfully converted to a spacious 2/2, fully renovated in 2020. Features include a custom kitchen with stainless steel appliances, open living space, and abundant natural light. The spacious primary suite offers a huge walk-in closet, double-vanity bathroom, and jacuzzi tub. Includes 2 parking spaces plus storage locker. Enjoy 24/7 security and resort-style amenities including a heated pool, hot tub, sauna, fitness center, and community room. Steps to Riverwalk and Las Olas Blvd

FEATURES

Community:	Community In-door Swimming Pool, Picnic Area(s), Community Sauna(s), Community Spa(s), Community Tennis Court(s), Extra Storage Available
Energy:	Storm Windows
Exterior:	Balcony
Flooring:	Marble Floors
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator
Interior:	Jetted Bathtub, Ceiling Fan(s), Walk-in Closet(s)
Recreation:	Tennis Court
Scenery:	River Frontage, Waterview
Style:	Highrise

PROPERTY
LOCATION



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