



**Price: \$2,199,900**

**MLS Number: F10543385**

**Condo / Town Home**

**1180 N Federal Hwy Unit 804, Fort Lauderdale, Florida 33304 USA**

**Beds: 3**

**Baths: 3**

**Half Baths: 1**

**Taxes: \$33,441**

**Living Area: 2,422**

**Unit: 804**

**Lot Square Feet: 2,422**

**HOA Fees: \$2,688**

**Waterfront: YES**

**Year Built: 2018**

**Community: RIVA**

**Subdivision: RIVA**

# ABOUT THIS PROPERTY

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Exquisite Waterfront Luxury at RIVA. Enjoy breathtaking river and ocean views from the highly desirable 04 floor plan. This stunning 3-bedroom, 3.5-bath residence features en-suite bathrooms in every bedroom and a private elevator foyer that opens into an elegant, light-filled living space. The chef’s kitchen is beautifully appointed with sleek white Italian cabinetry, Wolf and Sub-Zero appliances, and a 165-bottle wine cellar. An expansive terrace with electric grill provides the perfect setting for outdoor entertaining. Additional highlights include 9-foot ceilings, two covered parking spaces, and a private storage room. Residents enjoy over 40,000 SF of world-class amenities, including a heated pool, spa with sauna and steam rooms, treatment rooms, state-of-the-art fitness center.

## FEATURES

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|-------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Community:  | Community In-door Swimming Pool, Community Sauna(s), Extra Storage Available                                                        |
| Exterior:   | Balcony                                                                                                                             |
| Flooring:   | Tile Flooring                                                                                                                       |
| General:    | Elevator(s)                                                                                                                         |
| Heat/Cool:  | Central Air Conditioning                                                                                                            |
| Inclusions: | Gas Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer, Built-in Oven |
| Interior:   | Ceiling Fan(s), Walk-in Closet(s)                                                                                                   |
| Rooms:      | Living/dining Room Combination, Breakfast Area, Foyer                                                                               |
| Scenery:    | River View, Ocean View                                                                                                              |
| Style:      | Highrise                                                                                                                            |

PROPERTY  
LOCATION

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