



Price: \$275,000

MLS Number: F10544615

Condo / Town Home

1100 SW 12th St Unit 109, Fort Lauderdale, Florida 33315 USA

Beds: 2

Baths: 2

Taxes: \$6,069

Living Area: 1,020

Unit: 109

HOA Fees: \$0

Waterfront: YES

Year Built: 1968

Community: Rio Nuervo

Subdivision: Rio Nuervo

ABOUT THIS PROPERTY

This is your opportunity to own a piece of waterfront paradise in this gated community Rio Nuevo in Fort Lauderdale! This nicely sized 2 bedroom 2 bath condo is located in a prime location. Wide ocean access canals with no fixed bridges to the ocean. Close to restaurants, Las Olas, shopping, entertainment, downtown, Ft Lauderdale beach and 17th Street. Many updates in this show place home to include renovated bathrooms, updated kitchen with stainless steel appliances, newer flooring, fixtures lighting and many impact windows. Enjoy all the amenities including heated pool, barbecue grills, clubhouse has kitchen, pool table, ping-pong, shuffleboard and water views. Financially stable building with current reserves. Extra Storage/Bike Storage. Highly maintained. Covered parking spot.

FEATURES

Community:	Community Laundry Facilities, Community Clubhouse(s), Community In-door Swimming Pool, Extra Storage Available
Energy:	Storm Windows
Exterior:	Patio
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Cooktop Range, Dishwasher, Refrigerator
Interior:	Ceiling Fan(s)
Rooms:	Living/dining Room Combination
Scenery:	Ocean Access, Waterview



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