



Price: \$283,500

MLS Number: F10544797

Condo / Town Home

533 NE 3rd Ave Unit 321, Fort Lauderdale, Florida 33301 USA

Beds: 1

Baths: 1

Taxes: \$6,120

Living Area: 960

Unit: 321

HOA Fees: \$717

Year Built: 2006

Community: Sole

Subdivision: Sole

ABOUT THIS PROPERTY

Great investment opportunity or ideal option for an owner-occupant, featuring the largest 1 bedroom plus den floor plan. The unit offers a walk-in kitchen with a washer and dryer closet and peaceful atrium views with a water fountain visible from every window. Spacious living and dining areas are complemented by a separate den ideal for a home office or additional sleeping area. The large bedroom includes a walk-in closet, and the bathroom offers ample cabinetry. The building features a pool, clubhouse, fitness center, elegant lobby with on-site management, covered garage parking, a beautifully maintained atrium courtyard with fountains, and secured gated entry. Located close to Las Olas dining and entertainment, minutes from the beaches, with easy access to us-1 and i-95.

FEATURES

Community:	Community In-door Swimming Pool, Picnic Area(s)
Energy:	Storm Windows
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Scenery:	Garden View

PROPERTY
LOCATION



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