



Price: \$299,900

MLS Number: F10544905

Condo / Town Home

1200 SW 12th St Unit 201, Fort Lauderdale, Florida 33315 USA

Beds: 2

Baths: 2

Taxes: \$2,124

Living Area: 1,020

Unit: 201

HOA Fees: \$845

Waterfront: YES

Year Built: 1968

Community: RIO NUEVO

Subdivision: RIO NUEVO

ABOUT THIS PROPERTY

PRICED WELL BELOW ASSESSED VALUE FOR A QUICK SALE! This one is truly a gem, it's super clean, filled with natural light & completely move-in ready. This Charming 2/2 Corner Unit at Rio Nuevo – A Waterfront Community - offers peaceful views of the beautifully manicured grounds, sparkling pool & tranquil river. With the 50-year Inspection complete, strong reserves in place, and the assessment paid in full, you can relax and enjoy true peace of mind with worry-free deferred maintenance. And talk about location! you’re just 1 mile to I-95, 2 miles to Las Olas, and only 4 miles to the beach! Rio Nuevo is a gated, waterfront community with covered parking, security cameras, and a friendly, welcoming atmosphere. They say Home is where the Heart is & this super cute unit might just steal yours!

FEATURES

Community:	Community Laundry Facilities, Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Extra Storage Available
Energy:	Storm Windows
Flooring:	Tile Flooring, Vinyl Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator
Interior:	Pantry, Ceiling Fan(s), Walk-in Closet(s)
Scenery:	River Frontage, River View, Ocean Access, Canal View, Canal Waterfront Property

PROPERTY
LOCATION



©2026 | BREC REALTY GROUP, LLC,
YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050
BREC@BRECREALTY.COM | [PRIVACY POLICY](#)

