



Price: \$899,900

MLS Number: F10545189

Condo / Town Home

445 N Andrews Ave Unit 404, Fort Lauderdale, Florida 33301 USA

Beds: 2

Baths: 2

Taxes: \$15,208

Living Area: 1,863

Unit: 404

HOA Fees: \$1,741

Year Built: 2005

Community: Avenue Lofts

Subdivision: Avenue Lofts

ABOUT THIS PROPERTY

Striking 2-story penthouse loft in Fort Lauderdale's creative FAT Village district, this residence delivers architectural character rarely found in new construction. Dramatic 22'™ ceilings, polished concrete floors, and expansive floor-to-ceiling windows create an open, gallery-like living space filled with natural light. Two private balconies, an enclosed second bedroom, and two gated garage parking spaces add both flexibility and function. The upstairs primary suite feels like a private retreat, featuring its own terrace with direct access to the pool, BBQ area, and gym. Just north of Las Olas Blvd and minutes to the beach, I-95 and Brightline. The highly anticipated FAT Village mixed-use redevelopment directly across the street, further enhancing walkability and long-term value.

FEATURES

Community:	Community In-door Swimming Pool, Picnic Area(s)
Fireplaces:	Fireplace(s)
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Cooktop Range, Disposal, Dishwasher, Clothes Dryer
Interior:	Walk-in Closet(s)
Parking:	Automatic Garage Door
Style:	Penthouse, Split-level

PROPERTY
LOCATION



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