



**Price: \$499,900**

**MLS Number: F10545350**

**Condo / Town Home**

**240 City View Dr Unit 240, Fort Lauderdale, Florida 33311 USA**

**Beds: 3**

**Baths: 2**

**Taxes: \$1,213**

**Living Area: 1,408**

**Unit: 240**

**Lot Square Feet: 1,508**

**HOA Fees: \$550**

**Year Built: 2000**

**Community: City View Townhomes**

**Subdivision: City View Townhomes**

**Elementary School: Walker**

**Junior High: Sunrise**

**High School: Fort Lauderdale**

# ABOUT THIS PROPERTY

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Substantially updated with quality craftsmanship and modern style, this move-in-ready townhome is ideally situated in a vibrant downtown location. The kitchen features solid wood custom cabinetry, high-end Samsung stainless steel appliances, and granite countertops. Volume ceilings enhance the open, airy living area. The first floor offers a bedroom with an en-suite bath and an in-unit washer and dryer in a large storage closet. Impact windows and doors provide security and quiet comfort. The fenced backyard includes a gazebo, seating area, and extra storage—perfect for outdoor living. Upstairs features bamboo flooring, two bedrooms, and an en-suite bath. Minutes to Brightline, Las Olas, Wilton Manors, the beach, and I-95. Community amenities include a heated pool, clubhouse, and tennis.

## FEATURES

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|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Community:  | Community Clubhouse(s), Handball, Community In-door Swimming Pool, Community Tennis Court(s)                                                  |
| Energy:     | Storm Windows                                                                                                                                 |
| Exterior:   | Patio                                                                                                                                         |
| Fencing:    | Fenced                                                                                                                                        |
| Flooring:   | Tile Flooring, Hardwood Floors                                                                                                                |
| Heat/Cool:  | Central Air Conditioning                                                                                                                      |
| Inclusions: | Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer |
| Interior:   | Breakfast Bar, Ceiling Fan(s), Cathedral Ceilings                                                                                             |
| Rooms:      | Living/dining Room Combination, Breakfast Area                                                                                                |
| Scenery:    | Garden View                                                                                                                                   |

PROPERTY  
LOCATION

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