



**Price: \$190,000**

**MLS Number: F10545918**

**Condo / Town Home**

**3300 NE 36th St Unit 312a, Fort Lauderdale, Florida 33308 USA**

**Beds: 1**

**Baths: 1**

**Taxes: \$3,714**

**Living Area: 800**

**Unit: 312a**

**HOA Fees: \$654**

**Waterfront: YES**

**Year Built: 1965**

**Community: Coral Ridge Towers East**

**Subdivision: Coral Ridge Towers East**

**Elementary School: Oakland Park**

**Junior High: Sunrise**

**High School: Fort Lauderdale**

ABOUT THIS  
PROPERTY

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Move in ready with opportunities for your personal touch. Carrara marble bath with updated features. Custom mirrors and tor of closets throughout. Watch the sun rise over the ocean from your living room, feel the fresh ocean breezes from your balcony. Building passed all inspections with no upcoming assessments. SIRS and MILESTONE reports in attachments. 5 acres resort style setting offering full amenities: HUGE heated pool, 24/7 security, fitness center, bocce ball, bicycle room, IntraCoastal Clubhouse, butterfly garden, car wash, car vacuum. Maintenance includes water, sewer, trash, cable and high speed fiber optic internet. Active 55+ community, cash only.

FEATURES

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|-------------|--------------------------------------------------------------------------------------------------|
| Community:  | Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Extra Storage Available |
| Energy:     | Storm Windows                                                                                    |
| Exterior:   | Balcony                                                                                          |
| Flooring:   | Tile Flooring                                                                                    |
| General:    | Elevator(s), Housing for Older Persons                                                           |
| Heat/Cool:  | Central Air Conditioning                                                                         |
| Inclusions: | Electric Range and Oven, Microwave Oven, Cooktop Range, Refrigerator                             |
| Rooms:      | Living/dining Room Combination, Library, Eat in Kitchen                                          |
| Scenery:    | Ocean View, Intra-coastal                                                                        |
| Style:      | Highrise                                                                                         |

PROPERTY  
LOCATION

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YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050  
[BREC@BRECREALTY.COM](mailto:BREC@BRECREALTY.COM) | [PRIVACY POLICY](#)

