



Price: \$949,000

MLS Number: F10546555

Condo / Town Home

445 N Andrews Ave Unit 403, Fort Lauderdale, Florida 33301 USA

Beds: 2

Baths: 2

Taxes: \$5,218

Living Area: 2,098

Unit: 403

HOA Fees: \$1,896

Year Built: 2005

Community: avenue lofts

Subdivision: avenue lofts

ABOUT THIS PROPERTY

True NYC-Style Loft Penthouse in Flagler Village - Largest 2 story of its kind in the community. Ultimate urban lifestyle in this magnificent, one-of-a-kind two-story penthouse. "true" industrial loft features soaring 22-foot ceilings, impact windows, flooding the open-concept space with natural light and offering expansive city views. Aesthetic highlights include polished concrete floors, exposed ductwork, and a modern gourmet kitchen with designer finishes. Layout offers maximum privacy with 2 oversized primary suites (1 on each level). The 2nd-floor suite overlooks the living area and boasts 2 private terrace with exclusive direct access to rooftop amenities—step right out to the pool, gym, and BBQ area. 2nd park spot avail for purchase. 2 pets any size, healthy building no assessments

FEATURES

Community:	Community In-door Swimming Pool
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Breakfast Bar, Cathedral Ceilings
Parking:	Automatic Garage Door

PROPERTY
LOCATION



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