



Price: \$550,000

MLS Number: F10548590

Condo / Town Home

3100 NE 49th St Unit PH06, Fort Lauderdale, Florida 33308 USA

Beds: 2

Baths: 2

Taxes: \$8,139

Living Area: 1,400

Unit: PH06

HOA Fees: \$1,165

Waterfront: YES

Year Built: 1970

Community: The Royal Mariner

Subdivision: The Royal Mariner

ABOUT THIS PROPERTY

Live in An Outstanding PENTHOUSE with only the sky above on the INTRACOASTAL Waterway ! The Royal Mariner is located in the heart of Ft Lauderdale on the Waterway at Commercial Blvd-Walk to Lauderdale by the sea for vibrant year-round beach celebrations and dozens of restaurants ! Walk downstairs to many boutiques and shops ! Feel like you are on a cruise ship with colorful picturesque views of the Ocean, Intracoastal, and canal ! ! Impact windows on the balcony, Jacuzzi tub for relaxation, New Roof, Garage Parking, Community Boat Docks, and a pet friendly building ! Building is fully funded w reserves !

FEATURES

Community:	Community Laundry Facilities, Community Clubhouse(s), Picnic Area(s), Extra Storage Available
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Cooktop Range, Dishwasher, Refrigerator
Interior:	Walk-in Closet(s)
Rooms:	Living/dining Room Combination
Scenery:	Ocean View, Ocean Frontage, Intra-coastal
Style:	Highrise

PROPERTY
LOCATION



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