



Price: \$350,000

MLS Number: F10548630

Condo / Town Home

2701 N Ocean Blvd Unit 4C, Fort Lauderdale, Florida 33308 USA

Beds: 2

Baths: 2

Taxes: \$5,012

Living Area: 1,200

Unit: 4C

Lot Square Feet: 1,200

HOA Fees: \$1,259

Year Built: 1972

Community: Embassy Tower One

Subdivision: Embassy Tower One

Elementary School: Bayview

Junior High: Sunrise

High School: Fort Lauderdale

ABOUT THIS PROPERTY

Significant Price Improvement! Decisively Repositionedâ€”Now One Of The Most Compelling Ocean & Intracoastal View Values In The Area! Seller Will Pay Current Special Assessment In Full At Closing. Financially Strong Association With 20% Reserves, Passed 50-Year Certification & No Upcoming Special Assessments. Enjoy Spectacular Atlantic Sunrises & Intracoastal Sunsets From Your Private Balcony In This Bright Oceanside Residence Featuring Floor-To-Ceiling Impact Windows, Covered Parking & Deeded Storage. Resort-Style Building With New Glass Balconies, Elegant Secured Lobby, Heated Pool, Sauna & Fitness Center. Qualifies For Conventional Financing With As Little As 3% Down. AC & Water Heater 2021. Walk To The Beach, Intracoastal Promenade, Galleria, Las Olas, Dining & Nightlife.

FEATURES

Community:	Community Laundry Facilities, Community In-door Swimming Pool, Community Sauna(s)
Energy:	Storm Windows
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Dishwasher, Refrigerator
Interior:	Walk-in Closet(s)
Rooms:	Living/dining Room Combination
Scenery:	Ocean View, Intra-coastal
Style:	Highrise

PROPERTY
LOCATION



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