



Price: \$899,000

MLS Number: F10549292

Condo / Town Home

347 N New River Dr E Unit 301, Fort Lauderdale, Florida 33301 USA

Beds: 2

Baths: 2

Taxes: \$15,914

Living Area: 1,615

Unit: 301

HOA Fees: \$1,889

Waterfront: YES

Year Built: 2004

Community: WATERGARDEN CONDO

Subdivision: WATERGARDEN CONDO

ABOUT THIS PROPERTY

Located in the sought-after WaterGarden, this spacious residence with den offers one of the building’s largest floor plans & 10-ft ceilings that enhance the open, airy feel. The den functions as a home office, media room, or potential 3rd bedroom. The kitchen flows seamlessly into the living & dining areas, ideal for entertaining. Upgraded lighting, new closet cabinetry, neutral finishes & tile flooring create a clean, modern aesthetic. A separate laundry room adds convenience, while the glass balcony extends the living space outdoors. Includes 2 assigned parking spaces. Enjoy resort-style amenities including concierge, valet, pool deck with spa, fitness center, clubroom, theater & business center. Direct access to the Riverwalk & just moments to dining & shopping along Las Olas Boulevard.

FEATURES

Community:	Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Sauna(s), Community Spa(s)
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Trash Compactor, Clothes Dryer, Built-in Oven
Interior:	Breakfast Bar, Ceiling Fan(s)
Rooms:	Living/dining Room Combination, Library
Scenery:	River Frontage, River View
Style:	Highrise

PROPERTY
LOCATION



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