



Price: \$275,000

MLS Number: F10549761

Condo / Town Home

1100 SW 12th St Unit 108, Fort Lauderdale, Florida 33315 USA

Beds: 2

Baths: 2

Taxes: \$3,612

Living Area: 1,020

Unit: 108

HOA Fees: \$2,650

Year Built: 1967

Community: Rio Nuevo

Subdivision: Rio Nuevo

ABOUT THIS PROPERTY

This 2/2 First floor Unit at Rio Nuevo a gated waterfront Community. The unit features new 2025 AC. Impact glass patio overlooking-peaceful views of the beautifully manicured grounds, just a few steps to the heated pool community room and BBQ area. Strong reserves in place. Making it easier for potential buyers to obtain a mortgage. You can relax and enjoy true peace of mind with worry-free deferred maintenance. Your assigned parking spot is right outside your door. Location! youâ€™re just 1 mile to I-95, 2 miles to Las Olas, 3 miles to the port, and only 4 miles to the beach!

FEATURES

Community:	Community Laundry Facilities, Community Clubhouse(s), Community In-door Swimming Pool
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator
Interior:	Pantry, Ceiling Fan(s)
Rooms:	Living/dining Room Combination
Scenery:	Garden View

PROPERTY
LOCATION



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