



Price: \$1,349,000

MLS Number: F10550243

Condo / Town Home

3100 N Ocean Blvd Unit 306, Fort Lauderdale, Florida 33308 USA

Beds: 2

Baths: 2

Taxes: \$15,970

Living Area: 1,537

Unit: 306

HOA Fees: \$2,286

Waterfront: YES

Year Built: 1997

Community: L'Hermitage I

Subdivision: L'Hermitage I

ABOUT THIS PROPERTY

Elegantly renovated 2 Bedroom 2 Bath Fully Furnished/Turn Key Unit at L'Hermitage, Balcony has sun/view of private fountain, Direct access to amenities: same floor as gym, pool, restaurant, no need to use elevator, Custom Oversized Storage Room/Closet - can be converted to another 3rd bedroom, Custom Bar with additional storage and beverage/wine cooler, Remote control blinds and curtains. L'Hermitage is over 10 acres of Oceanfront/Beachfront property w/tennis, fitness, fenced complex, saunas, steam rooms, massage rooms, attended beach, pool deck with spas and full-service restaurant including full bar. BBQ grilling area beach level. Amazing walkability & pet friendly. Minutes to Las Olas. Strong reserves, Pets OK, Recent structural and integrity studies available.

FEATURES

Community:	Community In-door Swimming Pool, Picnic Area(s), Community Childrens Play Area', Community Sauna(s), Community Spa(s), Community Tennis Court(s)
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Walk-in Closet(s)
Recreation:	Private Beach
Rooms:	Formal Dining Room, Eat in Kitchen
Scenery:	Ocean View, Garden View
Style:	Highrise

PROPERTY
LOCATION



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