



Price: \$4,995,000

MLS Number: F10550466

Condo / Town Home

1180 N Federal Hwy Unit PH-1606, Fort Lauderdale, Florida 33304 USA

Beds: 3

Baths: 3

Half Baths: 1

Taxes: \$62,179

Living Area: 4,267

Unit: PH-1606

Lot Square Feet: 5,429

HOA Fees: \$4,350

Waterfront: YES

Year Built: 2018

Community: RIVA

Subdivision: RIVA

ABOUT THIS PROPERTY

This is more than a penthouse. Itâ€™s a private sanctuary in the sky, designed for those who want every day to feel extraordinary. Floor to ceiling glass, panoramic views of the ocean, River, Intracoastal & skyline. Sophisticated design & masterful craftsmanship create an atmosphere of effortless elegance. The open concept layout flows seamlessly between two grand living rooms, a striking dining room & bespoke bar. Chefâ€™s kitchen appointed w/Wolf & Sub-Zero appliances + butler's prep kitchen. East & west facing terraces w/ over 1,162 square feet & summer kitchen. Spacious Primary suite w/ sitting room, spa-inspired bathroom & custom designed closets. Private 2 car garage & 2 storage rooms, boat slip, private climate control wine room/storage. Dedicated golf & kayak lockers. Remodeled - 2023

FEATURES

Community:	Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Sauna(s), Community Spa(s), Extra Storage Available
Energy:	Storm Windows
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, Clothes Dryer
Interior:	Breakfast Bar, Dry Bar, Ceiling Fan(s), Walk-in Closet(s)
Parking:	Automatic Garage Door
Rooms:	Formal Dining Room, Foyer
Scenery:	River Frontage, River View, Ocean View, Ocean Access, Intra-coastal
Style:	Highrise, Penthouse

PROPERTY
LOCATION



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