



Price: \$269,000

MLS Number: F10551236

Condo / Town Home

200 S Birch Rd Unit 603, Fort Lauderdale, Florida 33316 USA

Beds: 1

Baths: 1

Taxes: \$4,863

Living Area: 647

Unit: 603

HOA Fees: \$1,975

Year Built: 1970

Community: Leisure Beach Condo

Subdivision: Leisure Beach Condo

ABOUT THIS PROPERTY

Experience coastal living at its finest in this affordable 1-bedroom, 1-bathroom condo, offering the ultimate Fort Lauderdale Beach lifestyle. Located just one block from the beach and steps from iconic Las Olas Boulevard, this unit is filled with natural light and features a freshly painted interior. The condo includes an updated bathroom, hurricane impact windows, and a sliding door leading to a private balcony. From there, you can enjoy views of the Intracoastal Waterway, the brand-new marina, and luxury yachts. The building has been a freshly painted exterior and new balconies for all units. Residents can enjoy the on-site pool and BBQ area or take advantage of being within walking distance of fine dining, shopping, and vibrant nightlife. This is NO Land Lease on this unit!

FEATURES

Community:	Community Laundry Facilities, Community In-door Swimming Pool, Picnic Area(s)
Energy:	Storm Windows
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Wall or Window Air Conditioner(s)
Inclusions:	Electric Range and Oven, Cooktop Range, Disposal, Refrigerator
Interior:	Ceiling Fan(s)
Rooms:	Living/dining Room Combination
Scenery:	Intra-coastal
Style:	Highrise

PROPERTY
LOCATION



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