



Price: \$285,000

MLS Number: F10552349

Condo / Town Home

1200 SW 12th St Unit 301, Fort Lauderdale, Florida 33315 USA

Beds: 2

Baths: 2

Taxes: \$1,087

Living Area: 1,020

Unit: 301

HOA Fees: \$2,588

Waterfront: YES

Year Built: 1968

Community: Rio Nuevo

Subdivision: Rio Nuevo

ABOUT THIS PROPERTY

Seller is ready to negotiate a quick closing. This 2/2 Condo is located in Rio Nuevo D, a boutique gated waterfront community. The Kitchen is enhanced with upgraded counters, custom wood cabinetry, soft close drawers and doors, pull out shelving, and a corner lazy-susan. The master bedroom features a spacious walk-in closet and an updated master bathroom. The impact glass patio gives you serene views of the water and lushly landscaped grounds. Residents have access to a community clubhouse, and dock. Deeded covered parking, generous guest parking, and dedicated storage space. Minutes to I95, I595, Las Olas, the beaches, Airport and the Port. Special assessment paid in FULL and 50-year recertification is completed. Owner is willing to negotiate some of buyers closing costs.

FEATURES

Community:	Community In-door Swimming Pool
Energy:	Storm Windows
Fencing:	Fenced
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
Interior:	Breakfast Bar, Ceiling Fan(s)
Rooms:	Living/dining Room Combination
Scenery:	Garden View, Waterview

PROPERTY
LOCATION



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