



Price: \$269,999

MLS Number: F10554814

Condo / Town Home

3300 NE 36th St Unit 1617, Fort Lauderdale, Florida 33308 USA

Beds: 1

Baths: 1

Taxes: \$4,465

Living Area: 800

Unit: 1617

HOA Fees: \$748

Waterfront: YES

Year Built: 1965

Community: Coral Ridge Towers East

Subdivision: Coral Ridge Towers East

ABOUT THIS PROPERTY

Expansive OCEAN + INTRACOASTAL views offering the perfect blend of comfort + coastal living. Beautifully designed interiors showcase an open kitchen with a bar counter, perfect for entertaining, step in shower + plenty of storage closets. Located within a resort-style ACTIVE 55+ community spanning over 5 acres, enjoy an array of amenities including 24/7 security, heated pool, fitness center, bocce ball, + a private Intracoastal clubhouse exclusively for this building. Maintenance includes high-speed internet + cable! Building has passed all inspections, features a new roof, fully funded reserves, + no upcoming assessments â€” offering peace of mind for years to come. Building requirements: One buyer must be 55+, min 700 credit score, min annual income of \$71,785, cash only, and no rentals.

FEATURES

Community:	Community Laundry Facilities, Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Extra Storage Available
Energy:	Storm Windows
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s), Housing for Older Persons
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator
Interior:	Breakfast Bar
Rooms:	Living/dining Room Combination, Library
Scenery:	Ocean View, Intra-coastal
Style:	Highrise

PROPERTY
LOCATION



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YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050
BREC@BRECREALTY.COM | [PRIVACY POLICY](#)

