



Price: \$2,875,000

MLS Number: F10554972

Condo / Town Home

3100 N Ocean Blvd Unit 1909, Fort Lauderdale, Florida 33308 USA

Beds: 3

Baths: 3

Taxes: \$18,572

Living Area: 2,762

Unit: 1909

HOA Fees: \$4,104

Waterfront: YES

Year Built: 1997

Community: L'Hermitage

Subdivision: L'Hermitage

ABOUT THIS PROPERTY

Direct Ocean L'Hermitage Large BRITTANY Home with 3 Bedrooms (3rd is an open den) overlooking resort, sand, ocean, coastline. Master Suite has 2 LARGE walk-in closets and 2 bathrooms. Second suite has many built ins. LARGE KITCHEN with island and eat-in area. 2 GARAGE SPACES, large wraparound balcony. THE MOST SENSATIONAL S-U-N-R-I-S-E-S! L'Hermitage is a resort-like complex with over 10 acres of Oceanfront/Beachfront property with tennis, fitness, fenced complex, attended beach. Pool deck has over 2.5 acres which includes an outdoor restaurant, a lap pool and a separate oceanside pool, 2 spas, kiddie pool, and ocean access. Fitness center, saunas, steam, massage. Restaurants/Salons/Shopping Minutes from Las Olas. Pet friendly. Integrity and Reserve Studies completed. Strong Reserves.

FEATURES

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

PROPERTY
LOCATION



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