



**Price: \$475,000**

**MLS Number: F10555340**

**Condo / Town Home**

**3051 NE 48th St Unit 205, Fort Lauderdale, Florida 33308 USA**

**Beds: 2**

**Baths: 2**

**Taxes: \$5,020**

**Living Area: 1,310**

**Unit: 205**

**HOA Fees: \$795**

**Waterfront: YES**

**Year Built: 1970**

**Community: Ridgeview Towers Condo**

**Subdivision: Ridgeview Towers Condo**

**Elementary School: Bennett**

**Junior High: Sunrise**

**High School: Fort Lauderdale**

# ABOUT THIS PROPERTY

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Enjoy Florida coastal living. Beautifully remodeled 2BR/2BA condo on a peaceful intracoastal canal, just minutes from the beach. Bright and spacious with a modern kitchen featuring granite countertops, classic subway tile backsplash, recessed lighting, newer appliances. Both bathrooms have been updated with contemporary finishes, generous bedroom storage, impact windows, plantation shutters bringing abundant natural light and in-unit washer/dryer. Cable TV & Internet in HOA. Relax on your private balcony with tranquil water view! The building passed its 40 & 50 year inspections, NO special assessments, reserves funded. Amenities include a heated pool, sundeck, covered parking garage, private storage and available boat dockage. Pet friendly. Walking distance to the beach, dining, nightlife.

## FEATURES

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|-------------|-----------------------------------------------------------------------------------------------------------|
| Community:  | Community In-door Swimming Pool, Extra Storage Available                                                  |
| Energy:     | Storm Windows                                                                                             |
| Exterior:   | Balcony                                                                                                   |
| Flooring:   | Tile Flooring                                                                                             |
| General:    | Elevator(s)                                                                                               |
| Heat/Cool:  | Central Air Conditioning                                                                                  |
| Inclusions: | Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer |
| Parking:    | Automatic Garage Door                                                                                     |
| Rooms:      | Living/dining Room Combination                                                                            |
| Scenery:    | Ocean Access, Canal View, Waterview                                                                       |
| Win/Doors:  | Bay Window(s)                                                                                             |



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