



Price: \$279,000

MLS Number: F10555381

Condo / Town Home

1350 River Reach Dr Unit 401, Fort Lauderdale, Florida 33315 USA

Beds: 1

Baths: 1

Half Baths: 1

Taxes: \$5,380

Living Area: 900

Unit: 401

Lot Square Feet: 1,010

HOA Fees: \$888

Waterfront: YES

Year Built: 1972

Community: RIVER REACH

Subdivision: RIVER REACH

ABOUT THIS
PROPERTY

LIGHT AND BRIGHT 1 BEDROOM, 1 1/2 BATH CONDO WITH BEAUTIFUL CANAL & RIVER VIEW! NEW IMPACT SLIDING GLASS DOORS TO BALCONY FROM LIVING ROOM AND KITCHEN. HAVE YOUR MORNING COFFEE ON THE BALCONY WATCHING THE BOATS ON THE CANAL & RIVER! RIVER REACH COMPLETED A MAJOR MAINTENANCE PROJECT WITH NEW IMPACT DOORS & WINDOWS, CONCRETE RESTORATION, NEW BALCONY RAILINGS, NEW EXTERIOR PAINT, NEW EXTERIOR LIGHTING, NEW LANDSCAPING AND MORE! GATED PRIVATE WATERFRONT ISLAND WITH 24 HR MANNED GUARDHOUSE, 3 HEATED POOLS, TENNIS/PICKLEBALL COURTS, FITNESS CENTER & PADDLEBOARD/KAYAK RACKS. 2 PETS -20 LBS EACH PERMITTED, DOCKAGE TO 50' AS AVAILABLE ONLY \$48.90/FT/YR. GREAT CENTRAL LOCATION MINUTES TO DOWNTOWN/LAS OLAS, BEACHES, RESTAURANTS, SHOPPING, PERFORMING ARTS, PORT, AIRPORT & ALL MAJOR EXPRESSWAYS!

FEATURES

Community:	Community Laundry Facilities, Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Tennis Court(s), Extra Storage Available
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Cooktop Range, Disposal, Dishwasher
Interior:	Ceiling Fan(s), Walk-in Closet(s)
Recreation:	Tennis Court
Rooms:	Living/dining Room Combination
Scenery:	River Frontage, River View, Ocean Access, Canal View, Canal Waterfront Property, Waterview

PROPERTY
LOCATION



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