



Price: \$225,000

MLS Number: F10555842

Condo / Town Home

1000 River Reach Dr Unit 406, Fort Lauderdale, Florida 33315 USA

Beds: 1

Baths: 1

Taxes: \$4,099

Living Area: 900

Unit: 406

HOA Fees: \$887

Year Built: 1971

Community: River Reach Condo II

Subdivision: River Reach Condo II

ABOUT THIS
PROPERTY

Available for financing with only 5% down (and 3% for qualifying first time buyers!). Bathroom is updated. 2020 AC. Private balcony. Washer and dryer in unit. River Reach is a private island on South Fork of the New River. Ocean access boat dockage just \$49 per ft - per year for boats to 50 ' OAL. No fixed bridges. 24/7 security. 3 heated pools, pickleball, tennis court, gym, pet area, community building, fitness center, kayak storage, car wash areas, freshly landscaped. Central to downtown. Can rent first year! One assigned parking space, plenty of guest spots.

FEATURES

Community:	Community Clubhouse(s), Community In-door Swimming Pool
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Microwave Oven, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer
Scenery:	Garden View

PROPERTY
LOCATION



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