



**Price: \$350,000**

**MLS Number: F10556089**

**Condo / Town Home**

**3100 NE 49th St Unit 306, Fort Lauderdale, Florida 33308 USA**

**Beds: 2**

**Baths: 2**

**Taxes: \$7,680**

**Living Area: 1,400**

**Unit: 306**

**HOA Fees: \$1,165**

**Waterfront: YES**

**Year Built: 1970**

**Community: The Royal Mariner**

**Subdivision: The Royal Mariner**

# ABOUT THIS PROPERTY

Awesome \$350,000 project opportunity. Buy low and renovate to your liking. Fully renovated comparable sale in 2025 of \$590,000. Large 1400 square foot 2 bedroom and 2 full bathroom space with floor to ceiling windows overlooking the canal and intracoastal to the south. Located by the Commercial Blvd bridge entrance into Lauderdale By The Sea. Garage parking down the hall on the same level saves you from needing to use an elevator when arriving at and exiting the building. Common area deep water dockage, and small pets are welcome.

## FEATURES

|             |                                                                    |
|-------------|--------------------------------------------------------------------|
| Community:  | Community Clubhouse(s), Community In-door Swimming Pool            |
| Heat/Cool:  | Central Air Conditioning                                           |
| Inclusions: | Refrigerator                                                       |
| Interior:   | Walk-in Closet(s)                                                  |
| Scenery:    | Ocean Access, Canal View, Canal Waterfront Property, Intra-coastal |

PROPERTY  
LOCATION



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