



Price: \$369,000

MLS Number: F10556876

Condo / Town Home

1301 River Reach Dr Unit 201, Fort Lauderdale, Florida 33315 USA

Beds: 1

Baths: 1

Half Baths: 1

Taxes: \$6,285

Living Area: 900

Unit: 201

HOA Fees: \$887

Waterfront: YES

Year Built: 1974

Community: River Reach

Subdivision: River Reach

ABOUT THIS PROPERTY

Resort style living EVERYDAY! Direct pool & River views from the floor to ceiling windows and doors. Expansive balcony with amazing sunset views. River Reach is a private island in the heart of Ft Lauderdale on South Fork of the New River. Amazing flow and vibes with this amazing condo -totally Remodeled thought-out and it shows! 2017 A/C & water heater. New ceiling fans, interior doors, flooring & fixtures. Ocean access boat dockage just \$40 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 bldg., kayak storage & ramp, car wash areas, freshly landscaped. Central to downtown, parks, River Front, restaurants, Broward Performing Art Center. Can rent first year, 2 pet minimum - Furnishings Available.

FEATURES

Community:	Community Laundry Facilities, Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Tennis Court(s)
Exterior:	Balcony
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Dishwasher, Refrigerator
Interior:	Breakfast Bar, Ceiling Fan(s), Walk-in Closet(s)
Rooms:	Living/dining Room Combination, Library
Scenery:	River Frontage, River View, Ocean Access, Waterview

PROPERTY
LOCATION



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