



Price: \$295,000

MLS Number: F10556880

Condo / Town Home

1000 River Reach Dr Unit 302, Fort Lauderdale, Florida 33315 USA

Beds: 2

Baths: 1

Half Baths: 1

Taxes: \$5,676

Living Area: 1,110

Unit: 302

HOA Fees: \$1,007

Waterfront: YES

Year Built: 1971

Community: River Reach Condominium

Subdivision: River Reach Condominium

ABOUT THIS PROPERTY

Bright and well-maintained 2 BD 1.5 BA condo in River Reach, a gated 22-acre island community with 3,000+FT of waterfront, just minutes from downtown. This light-filled unit features impact windows & doors, open living/dining layout, & private balcony overlooking the canal, garden, & pool. Excellent storage throughout, including a walk-in closet in the primary, linen closets, utility room w/ in-unit W/D, & assigned storage unit. River Reach features 3 pools, 2 tennis/pickleball courts, gym, clubhouse, & tropical grounds. Direct ocean access w/ no fixed bridges, dockage for owner residents up to 50ft at ~\$40/ft per year. HOA fee includes cable, internet, water, sewer, trash, & in-unit pest control. Minutes from I-95, Las Olas, downtown, the beaches, & FLL airport. Seller to pay assessment.

FEATURES

Community:	Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Tennis Court(s), Extra Storage Available
Energy:	Storm Windows
Exterior:	Balcony
Flooring:	Tile Flooring, Vinyl Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer, Built-in Oven
Interior:	Breakfast Bar, Ceiling Fan(s), Walk-in Closet(s)
Rooms:	Living/dining Room Combination, Eat in Kitchen
Scenery:	Ocean Access, Canal View, Garden View
Style:	Highrise

PROPERTY
LOCATION



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YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050
BREC@BRECREALTY.COM | [PRIVACY POLICY](#)

