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|----------------------------------------------------------------------|--|--------------------------------|-----------------------------|-------------------------|--|
| <b>Price: \$5,250,000</b>                                            |  | <b>MLS Number: RX-11102960</b> |                             | <b>Condo</b>            |  |
| <b>1400 Ocean Boulevard Unit 1106, Boca Raton, Florida 33432 USA</b> |  |                                |                             |                         |  |
| <b>Beds:</b> 3                                                       |  | <b>Baths:</b> 3                |                             | <b>Half Baths:</b> 1    |  |
| <b>Living Area:</b> 3,300                                            |  | <b>Unit:</b> 1106              |                             | <b>Total Units:</b> 84  |  |
| <b>HOA Fees:</b> \$4,784                                             |  | <b>Waterfront:</b> YES         |                             | <b>Year Built:</b> 1985 |  |
| <b>Community:</b> Addison                                            |  |                                | <b>Subdivision:</b> Addison |                         |  |

# ABOUT THIS PROPERTY

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Upon entering this fabulous residence you'll be dazzled by the sparkling ocean views. This wrap-around corner unit has breasted renovated ensuite bathroom; there is custom lighting throughout, 2 brand new Wi-Fi enabled a/c units, all impact glass windows

## FEATURES

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|               |                                                                                                                           |
|---------------|---------------------------------------------------------------------------------------------------------------------------|
| Community:    | Gated Community, On-site Guard                                                                                            |
| Construction: | Concrete Block Stucco                                                                                                     |
| Exterior:     | Balcony                                                                                                                   |
| Flooring:     | Carpet, Hardwood Floors                                                                                                   |
| Heat/Cool:    | Central Air Conditioning, Central Heat                                                                                    |
| Inclusions:   | Microwave Oven, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Freezer, Clothes Washer, Clothes Dryer, Built-in Oven |
| Interior:     | Walk-in Closet(s), Fire Sprinkler System                                                                                  |
| Lot:          | Corner Lot, Sidewalk                                                                                                      |
| Parking:      | 2 Parking Places, Assigned Parking, Covered Parking Area                                                                  |
| Rooms:        | Formal Dining Room, Foyer                                                                                                 |
| Scenery:      | Ocean View, Ocean Frontage, City Lights View                                                                              |
| Style:        | Contemporary                                                                                                              |

PROPERTY  
LOCATION

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