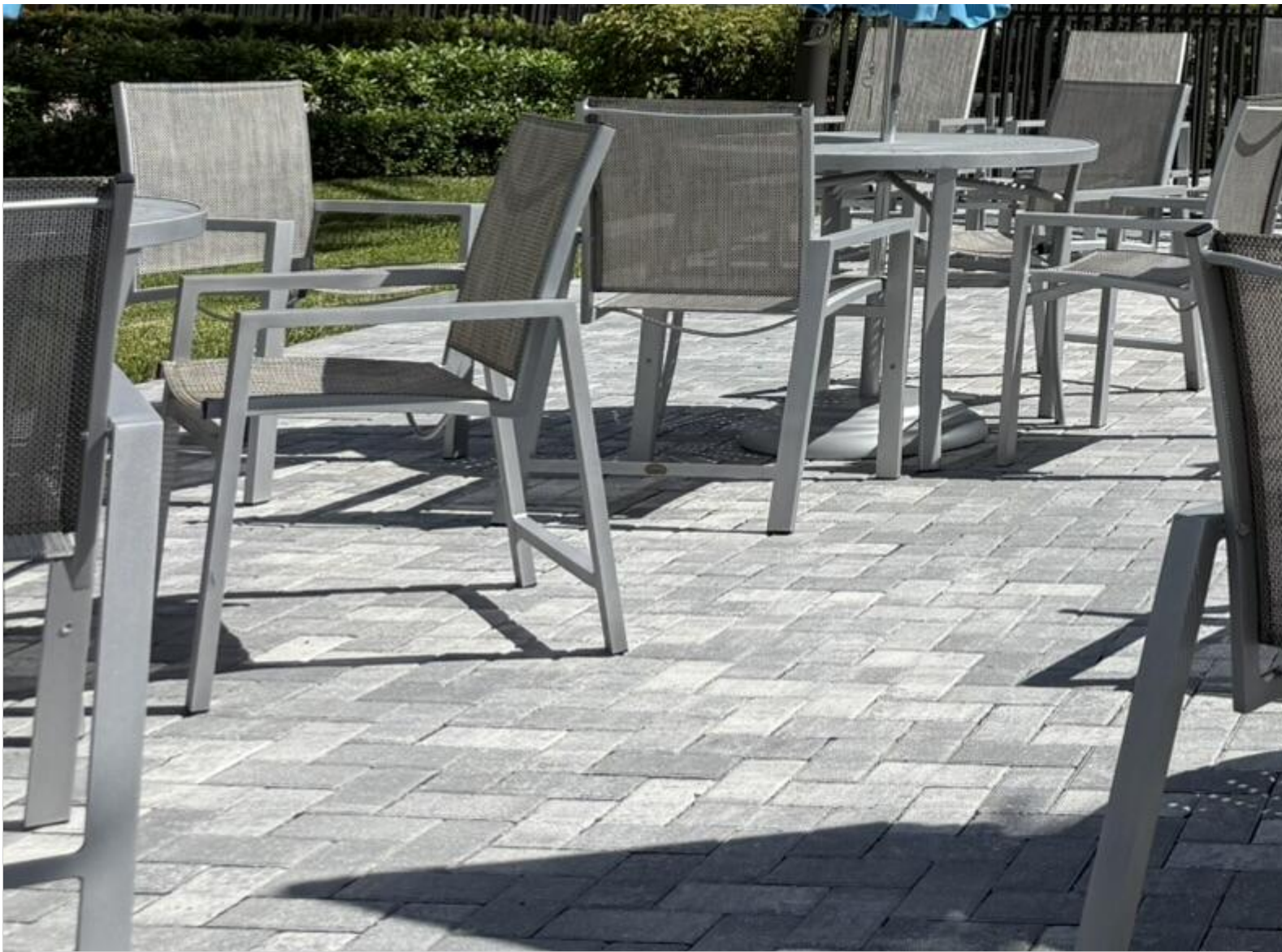






Price: \$412,000

MLS Number: RX-11135287

Condo

1101 River Reach Drive Unit 318, Fort Lauderdale, Florida 33315 USA

Beds: 2

Baths: 2

Taxes: \$5,729

Living Area: 1,250

Unit: 318

HOA Fees: \$1,180

Waterfront: YES

Year Built: 1982

Subdivision: RIVER REACH CONDOMINIUM III

ABOUT THIS
PROPERTY

GATED, WATERFRONT COMMUNITY RECENTLY PAINTED, NEW IMPACT WINDOWS, /SLIDING GLASS DOORS AND COVERED PARKING,110SQ FT BALCONY. THE COMMUNITY OFFERS BOAT DOCKAGE UP TO 50 VESSEL AT \$40.00 PER MONTH. RENOVATIONS IN THE BUILDING ARE COMPLETED AND PAID IN FULL. NEW BBQS, LANDSCAPING; NEW POOL FLOORING.

FEATURES

Community:	Gated Community, On-site Guard
Construction:	Concrete Block Stucco
Exterior:	Balcony
Financial:	Lease Option
Flooring:	Hardwood Floors
Heat/Cool:	Central Air Conditioning, Central Heat
Inclusions:	Electric Range and Oven, Stove, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Washer, Range and Oven
Interior:	Pantry, Walk-in Closet(s), Closet Organizer
Parking:	Assigned Parking, Covered Parking Area, Guest Parking
Recreation:	Boat Dockage
Rooms:	Living/dining Room Combination, Foyer
Scenery:	Ocean Access, Canal View, Canal Waterfront Property, Swimming Pool View, Garden View

PROPERTY
LOCATION



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