



Price: \$724,900

MLS Number: RX-11150643

Condo

445 Andrews Avenue Unit 301, Fort Lauderdale, Florida 33301 USA

Beds: 2

Baths: 2

Taxes: \$12,718

Living Area: 1,548

Unit: 301

Total Units: 14

HOA Fees: \$1,532

Year Built: 2005

Community: Avenue Lofts

Subdivision: Avenue Lofts

ABOUT THIS PROPERTY

Live in the epicenter of Fort Lauderdale's urban renaissance! A stunning 3rd-floor unit boasts 20-foot ceilings, polished concrete floors, and exposed ductwork, creating a true industrial-chic aesthetic. Enjoy two full bedrooms, two private baths, and a large balcony perfect for relaxing & entertaining. The building offers exceptional amenities, including a heated rooftop pool, a state-of-the-art gym, a club room, and a secure parking garage. Just steps from FAT Village and minutes from Las Olas, Brickell, and the beach. A pet-friendly, urban oasis in a prime location.

FEATURES

Community:	Gated Community
Construction:	Concrete Block Stucco
Exterior:	Balcony
Financial:	Lease Option
Heat/Cool:	Central Air Conditioning, Central Heat, Electric Heating
Inclusions:	Electric Range and Oven, Stove, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Clothes Washer, Clothes Dryer, Range and Oven
Lot:	Corner Lot, Sidewalk
Parking:	Assigned Parking, Underground Parking
Scenery:	City Lights View

PROPERTY
LOCATION



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