



**Price: \$249,000**

**MLS Number: A11892797**

**Condo / Town Home**

**900 SW 12th St Unit 305, Fort Lauderdale, Florida 33315 USA**

**Beds:** 2

**Baths:** 2

**Living Area:** 1,000

**Unit:** 305

**HOA Fees:** \$917

**Waterfront:** YES

**Year Built:** 1966

**Community:** RIO NUEVO A CONDO

**Subdivision:** RIO NUEVO A CONDO

**Elementary School:** Croissant Park

**Junior High:** New River

**High School:** Stranahan

## ABOUT THIS PROPERTY

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TOTALLY UPGRADED! Top-floor unit w/ SCREENED PATIO w/ WATER VIEWS & pool views, nestled within a boutique SE counter. Primary bathroom w/ modern upgraded shower & vanity & backlit mirror. 2023 ROOF, Hurricane-IMPACT WINDOW small gym, exercise paths. Pet-friendly w/ restrictions, conveniently located parking space & private STORAGE AREA. Enjoy are complete, w/ RESERVES! No rentals so the building is nice and QUIET. Amazing Location Just off i95 - mins to the Port OCEAn. Negotiable from owner to owner - check bulletin board in mail room.

# PROPERTY LOCATION

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Image



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