



A11942867 SEFMLS © 2026



**Price: \$299,900**

**MLS Number: A11942867**

**Condo / Town Home**

**200 S Birch Rd Unit 1111, Fort Lauderdale, Florida 33316 USA**

**Beds: 1**

**Baths: 1**

**Living Area: 647**

**Unit: 1111**

**HOA Fees: \$700**

**Year Built: 1971**

**Community: LEISURE BEACH CONDO**

**Subdivision: LEISURE BEACH CONDO**

**Elementary School: Harbordale**

**Junior High: Sunrise**

**High School: Fort Lauderdale**

## ABOUT THIS PROPERTY

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Excellent location 1 block from the beach , las Olas Blvd , restaurants, cafes ,entertainment,Intracoastal waterways ( water to street from the new multimillion dollar marina and 3 blocks away from Marina Village . Unit has a great view from the 11th floor Updated kitchen and bath . Hurricane impact sliding door and window. BUILDING went through concrete restoration, new bath and more. Owner has paid the special assessment in full. Tenant occupied. Call listing agent to schedule a showing.

# PROPERTY LOCATION

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Image



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