





**Price: \$619,000**

**MLS Number:** A11969352

## Condo / Town Home

**401 SW 4th Ave Unit 1407, Fort Lauderdale, Florida 33315 USA**

**Beds: 2**

**Baths: 2**

**Living Area:** 1,236

Unit: 1407

**HOA Fees:** \$1,285

**Waterfront:** YES

**Year Built:** 2005

## Community: ESPLANADE ON THE NEW RIVE

**Subdivision:** ESPLANADE ON THE NEW RIVE

**Elementary School:** Croissant Park

**Junior High:** New River

**High School:** Stranahan

## ABOUT THIS PROPERTY

---

Wake up to coffee and sweeping, unobstructed New River views from this designer-updated 2-bedroom, 2-bath condo featuring views and the city skyline from every room. The home has been thoughtfully curated with Restoration Hardware lighting and electric shades, new doors, crown molding, popcorn ceiling removal, and a spa-inspired bath with a jacuzzi tub and shower. Fresh paint, waterproofing, and a complete renovation of all common areas. Resort-style amenities include a heated pool, hot tub, and on-site storage. The condo includes one assigned parking space in a gated garage, ample guest parking, and on-site storage. Pet-friendly building within walking distance to Las Olas, downtown Fort Lauderdale, dining, and nightlife. Just minutes to the beach and Fort Lauderdale.



©2026 | BREC REALTY GROUP, LLC,  
YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050  
[BREC@BRECREALTY.COM](mailto:BREC@BRECREALTY.COM) | [PRIVACY POLICY](#)