





**Price: \$465,000**

**MLS Number: A12011436**

**Condo / Town Home**

**3000 E Sunrise Blvd Unit 3G, Fort Lauderdale, Florida 33304 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,202**

**Unit: 3G**

**HOA Fees: \$943**

**Year Built: 1969**

**Community: CARLTON TOWER CONDO**

**Subdivision: CARLTON TOWER CONDO**

**Elementary School: Harbordale**

**Junior High: Sunrise**

**High School: Fort Lauderdale**

## ABOUT THIS PROPERTY

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Recertified & Ready. Park Views, Modern Renovation, Assessment Paid. Welcome to Unit 3G at The Carlton Tower, ideally located in the heart of Fort Lauderdale just blocks from Fort Lauderdale Beach, the renowned The Galleria at Fort Lauderdale, premier dining, and nightlife. This beautifully remodeled 2-bedroom residence offers a perfect blend of comfort and convenience in one of the city's most desirable locations. The interior has been thoughtfully upgraded with modern tile flooring throughout, stylish new kitchen cabinetry, stainless steel appliances, and updated bathroom vanities. Both bedrooms are generously sized and feature ample closet space, providing a sense of ease of living. The building has recently completed its 50 year recertification, along with significant improvements including full kitchen restoration, new balcony railings, and a fresh exterior paint job completed in November 2025. Additionally, all cast iron piping in the building has been replaced, offering added peace of mind for years to come. Enjoy a well-maintained community within close proximity to the beach, parks, shopping, and entertainment. Perfect for full-time living or a seasonal retreat. Don't miss this opportunity to own a prime coastal location. Great for investors. Unit is tenant occupied paying \$2,400/m. Showings only Tue - Wed from noon - 4 PM. 24 hours in advance for showings. Owner has paid in full all assessments.

# PROPERTY LOCATION

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Image



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