



**Price: \$1,199,000**

**MLS Number: RX-11094162**

**Condo**

**2401 Ocean Boulevard Unit 2n, Boca Raton, Florida 33431 USA**

**Beds: 3**

**Baths: 3**

**Living Area: 3,176**

|                              |                                      |                          |
|------------------------------|--------------------------------------|--------------------------|
| <b>Unit:</b> 2n              | <b>Total Units:</b> 15               | <b>HOA Fees:</b> \$2,447 |
| <b>Waterfront:</b> YES       | <b>Year Built:</b> 1985              |                          |
| <b>Community:</b> Ocean Club | <b>Subdivision:</b> OCEAN CLUB CONDO |                          |

# ABOUT THIS PROPERTY

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This is a RARE opportunity to own a half-floor residence with unmatched ocean views in the exclusive, boutique building of 7 floor- and 300 feet of deeded private beach, this intimate building offers the ultimate in privacy, exclusivity, and coastal living. converted to a 2-bedroom, 3-bathroom layout with an oceanfront den/office with wet bar, which can easily be converted back square feet of balcony living space, this residence is ready for your personal touch - a blank canvas to create your dream coi

## FEATURES

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|---------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Community:    | Gated Community                                                                                                                                |
| Construction: | Concrete Block Stucco                                                                                                                          |
| Exterior:     | Balcony                                                                                                                                        |
| General:      | Elevator(s)                                                                                                                                    |
| Heat/Cool:    | Central Air Conditioning, Central Heat, Electric Heating                                                                                       |
| Inclusions:   | Electric Range and Oven, Stove, Cooktop Range, Dishwasher, Refrigerator, Freezer, Clothes Washer, Clothes Dryer, Built-in Oven, Range and Oven |
| Interior:     | Pantry, Dry Bar, Wetbar, Walk-in Closet(s), Fire Sprinkler System, Closet Organizer                                                            |
| Laundry:      | Laundry Sink                                                                                                                                   |
| Lot:          | Corner Lot                                                                                                                                     |
| Parking:      | 2 Parking Places, Assigned Parking, Guest Parking                                                                                              |
| Recreation:   | Tennis Court                                                                                                                                   |
| Rooms:        | Formal Dining Room, Breakfast Area, Foyer, Eat in Kitchen                                                                                      |
| Scenery:      | Ocean View, Ocean Frontage, Garden View                                                                                                        |
| Win/Doors:    | French Door(s)                                                                                                                                 |



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