



**Price: \$444,900**

**MLS Number: A11759547**

**Condo / Town Home**

**2049 S Ocean Dr Unit 210, Hallandale Beach, Florida 33009 USA**

**Beds: 3**

**Baths: 2**

**Living Area: 1,360**

**Unit: 210**

**HOA Fees: \$758**

**Waterfront: YES**

**Year Built: 1974**

**Community: AVANT GARDE CONDO**

**Subdivision: AVANT GARDE CONDO**

## ABOUT THIS PROPERTY

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ACROSS THE STREET FROM BEACH ON A1A! updated corner wrap 2 bedrooms + den. Porcelain floors throughout, new baths and kitchen all modern finishes. Modern gym, pool, tennis, BBQ on intracoastal side. Resort living all year round. Guard gate, lobby attendant. Lowest maintenance in full service building in area. Includes cable & internet. Minutes to Aventura, Bayside Harbour, Gulfstream, Hard Rock, expressways & airports. Currently rented until July 31, 2025 @ \$3,000 mo. Very low HOA fees, Board Managed building, excellent financials, passed inspections.



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