



Price: \$275,000

MLS Number: A11892797

Condo / Town Home

900 SW 12th St Unit 305, Fort Lauderdale, Florida 33315 USA

Beds: 2

Baths: 2

Living Area: 1,000

Unit: 305

HOA Fees: \$917

Waterfront: YES

Year Built: 1966	
Community: RIO NUEVO A CONDO	Subdivision: RIO NUEVO A CONDO
Elementary School: Croissant Park	Junior High: New River
High School: Stranahan	

ABOUT THIS PROPERTY

Top-floor unit w/ screened patio over peaceful water & pool views, nestled within a boutique community. Kitchen w/ updated Primary bathroom w/ modern upgraded shower & vanity & backlit mirror. 2023 ROOF, Hurricane-IMPACT WINDOWS, 2022 thoughtful floor plan. Pool, small gym, exercise paths. Pet-friendly w/ restrictions, conveniently located parking space, security highways, beaches, the airport, Port Everglades and downtown. Plus, the building's 40 year & 50 inspections are complete, \ the Port, Airport, Downtown & Beach



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