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|--|--|--|-----------------------|--|--------------------------------|-------------------|--|--|--|--|--|
| Price: \$249,999   |  |  | MLS Number: A11915975 |  |                                | Condo / Town Home |  |  |  |  |  |
| 1800 N Andrews Ave Unit 2H, Fort Lauderdale, Florida 33311 USA |  |  |                       |  |                                |                   |  |  |  |  |  |
| Beds: 1  |  |  | Baths: 1              |  |                                | Half Baths: 1     |  |  |  |  |  |
| Living Area: 775   |  |  | Unit: 2H              |  |                                | HOA Fees: \$729   |  |  |  |  |  |
| Year Built: 1975   |  |  |                       |  |                                |                   |  |  |  |  |  |
| Community: DRAKE TOWER CONDO                                   |  |  |                       |  | Subdivision: DRAKE TOWER CONDO |                   |  |  |  |  |  |
| Elementary School: Bennett                                     |  |  |                       |  | Junior High: Sunrise           |                   |  |  |  |  |  |
| High School: Fort Lauderdale                                   |  |  |                       |  |                                |                   |  |  |  |  |  |

## ABOUT THIS PROPERTY

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WOW! Best Unit in Drake Tower, Prime Location on N Andrews Ave, sitting directly on Middle River, Minutes walk to Wilton I Manors, 15 Minutes to the Beach, 15 minutes to the FT Laud Airport, and 20 Minutes during rush hour to the Hardrock Casino. Offers the most important thing, security, the front and rear entrances of the building are accessed by a phone or your phone via convenience to no longer have to carry keys! There is secured gated parking in the rear of the building, as well as cameras around the lobby, and every floor, facing all directions. The Lobby is renovated and welcoming with a mail room, but no worries all packages deliveries are delivered right to your front door, an onsite office, renovated bathroom with shower which is huge plus for your comfort and a renovated social room with kitchen. The grounds are perfect for walking, lounging, and dogs love it too. The pool and spa are great. There is ample parking for you and your guests, there is a loading zone, and an awesome car washing area. Free Laundry queen washers and dryers on the same floor as this unit costing you nothing to use. Fiber Optic Cable AND Internet included. LEAD YEAR Certification COMPLETED! ALL ASSESSMENTS PAID IN FULL, no assessments at this time. New Hot Water Heater 2024, Samsung Smart Appliances 2025, Nest Thermostat 2025. See Pics; Custom Closets, Cabinets, Granite... YOU will LOVE!



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