



A11919240 SEFMLS © 2025



Price: \$285,000

MLS Number: A11919240

Condo / Town Home

520 SE 5th Ave Unit 1607, Fort Lauderdale, Florida 33301 USA

**Beds:** 1

**Baths:** 1

**Living Area:** 816

**Unit:** 1607

**HOA Fees:** \$757

**Year Built:** 2006

**Community:** LAS OLAS BY THE RIVER CON

**Subdivision:** LAS OLAS BY THE RIVER CON

**Elementary School:** Croissant Park

**Junior High:** New River

## ABOUT THIS PROPERTY

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Discover comfortable city living in this charming 1-bed, 1-bath residence located just minutes from Las Olas Boulevard and the heart of Downtown Fort Lauderdale. This inviting unit blends original character with thoughtful updates, offering a perfect canvas to personal style. Bright & Airy Layout: The living and dining areas feel open and welcoming, enhanced by the natural light pouring in through brand-new windows recently installed, providing improved energy efficiency, noise reduction, and a crisp, clean look through the glass. Original Kitchen & Bath: Well-maintained and functional with washer and dryer included, perfect for those who appreciate character and convenience. Kitchen includes stainless steel appliances and ample storage. Bath is updated with a modern vanity and fixtures. Option to update later. Ample Storage: Sizable closets offer convenient storage space with walk-in closet. Resort-Style Pool & Sun Deck: Enjoy a dip in the pool or relax on the sun deck. Fully Equipped Fitness Center. Clubroom or Community Lounge ideal for work or gatherings. Security: Controlled access with key fob or card. Reserved & Guest Parking. Pet-Friendly.

# PROPERTY LOCATION

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Image



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