



A 12004985 SEFMI © 2026



**Price: \$525,000**

**MLS Number: A12004985**

**Condo / Town Home**

**3101 NE 47th Ct Unit 403, Fort Lauderdale, Florida 33308 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,295**

**Unit: 403**

**HOA Fees: \$3,751**

**Waterfront: YES**

**Year Built: 1970**

**Community: WILSHIRE EAST CONDO**

**Subdivision: WILSHIRE EAST CONDO**

**Elementary School: Bennett**

**Junior High: Sunrise**

**High School: Fort Lauderdale**

## ABOUT THIS PROPERTY

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WELCOME TO THE WILSHIRE EAST! A ONE OF A KIND BOATER'S DREAM SPACIOUS WATERFRONT 2/2 EUROPEAN IN IDEAL LOCATION ON A CUL-DE-SAC NEAR LAUDERDALE-BY THE-SEA BEACHES, SHOPS, RESTAURANTS, A+ RATED 10 YR CERTIFICATION AND OFFERS HEATED POOL IN TROPICAL SETTINGS, INTERIOR GARAGE, W/D INSIDE THE UNIT, YOUR LANAI - 28' SLIDING IMPACT DOORS. ALL ASSESSMENTS HAVE BEEN PAID BY SELLERS. MUST OWN 2 YEARS FOR PRIDE OF OWNERSHIP WITH CROWN MOLDINGS THROUGHOUT, CHAIR RAILS, EXQUISITE & STYLISH BRITISH LEADERSHIP GOURMET KITCHEN WITH SUB ZERO FRIDGE, VIKING DOUBLE OVENS, NEW MICROWAVE, BOSCH DISHWASHER @ \$5. PER FOOT, MAX 55' VESSEL WITH DIRECT OCEAN ACCESS AND NO FIXED BRIDGE. SEAWALL UPDATED TO PROVIDE OPPORTUNITY TO LIVE THE GOOD LIFE!

# PROPERTY LOCATION

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Image



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