



A12007846 SEFMLS© 2026



**Price: \$285,000**

**MLS Number: A12007846**

**Condo / Town Home**

**1423 Holly Heights Dr Unit 11, Fort Lauderdale, Florida 33304 USA**

**Beds: 2**

**Baths: 1**

**Living Area: 745**

**Unit: 11**

**HOA Fees: \$835**

**Year Built: 1988**

**Community: CASCADE AT HOLLY HEIGHTS**

**Subdivision: CASCADE AT HOLLY HEIGHTS**

**Elementary School: North Side**

**Junior High: Sunrise**

**High School: Fort Lauderdale**

## ABOUT THIS PROPERTY

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FULLY RENOVATED CORNER UNIT at Cascades at Holly Heights â€” a rare ground-floor 2BR/1BA condo with designer finishes throughout, in the heart of Middle River Terrace, Fort Lauderdale's hottest emerging neighborhood (33304). WHAT MAKES IT SPECIAL: Modern white kitchen with stainless appliances, center island, and breakfast bar â€” perfect for entertaining. Designed with sleek floating vanity. Beautiful tile floors in living areas. Dual-exposure corner windows flood every room with natural light and brightness you won't find in interior units. Private patio for outdoor lounging. UNBEATABLE LIFESTYLE LOCATION: Walk to restaurants, breweries, and nightlife. Minutes to Las Olas Boulevard, Fort Lauderdale Beach, Downtown FTL, Galleria Mall, and FLL Airport. Quick I-95 and US-1 access. SMART HOA: Covers water, sewer, trash, pool, landscaping, common areas, and predictable monthly costs. INVESTOR-FRIENDLY & PET-FRIENDLY: 90-day minimum lease, up to 4 leases per year, pets allowed in rental zone â€” ideal for income property or primary residence. Whether you're buying your first home, looking to simplify, or investing in a portfolio, this fully updated unit is the move-in-ready value play in 33304 you've been waiting for. ALSO AVAILABLE â€” separate rental listing forthcoming. Schedule your private showing today!

# PROPERTY LOCATION

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Image



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