



Price: \$2,520,000

MLS Number: F10487193

Condo / Town Home

3100 N Ocean Blvd Unit 1202, Fort Lauderdale, Florida 33308 USA

Beds: 3

Baths: 2

Half Baths: 1

Taxes: \$18,005

Living Area: 2,086

Unit: 1202

HOA Fees: \$2,807

Waterfront: YES

Year Built: 1997

Community: L'HERMITAGE

Subdivision: L'HERMITAGE

ABOUT THIS PROPERTY

DIRECT OCEAN AT L'HERMITAGE...Beautifully remodeled 3 bedroom, 2.5 bathroom with Private Elevator. 2 balconies for Sunrise and Sunset views. Master bath has all glass shower and separate bathtub. Beautiful flooring finished closets. Gorgeous modern kitchen with state-of-the-art appliances. New lighting. Upgraded laundry room with sink. HIGH IMPACT WINDOWS AND DOORS throughout. Remote window treatments. Second bedroom is a full suite. Updated AC and water heater. L'Hermitage offers over 10 acres of Oceanfront/Beachfront property with tennis, fitness, fenced complex, attended beach, pool deck cafe, spas, saunas, steam rooms, massage rooms, amazing walkability & pet friendly. Minutes from Las Olas Boulevard/Downtown.

FEATURES

Community:	Pool Table(s), Community Sauna(s), Community Spa(s), Community Tennis Court(s)
Energy:	Storm Windows
Exterior:	Balcony
Fencing:	Fenced
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer
Interior:	Pantry, Walk-in Closet(s), Fire Sprinkler System
Rooms:	Formal Dining Room, Foyer, Eat in Kitchen
Scenery:	Ocean View, Intra-coastal
Style:	Highrise

PROPERTY
LOCATION



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