



**Price: \$3,975,000**

**MLS Number: F10493131**

**Condo / Town Home**

**411 N New River Dr E Unit PH 39A, Fort Lauderdale, Florida 33301 USA**

**Beds: 4**

**Baths: 3**

**Half Baths: 1**

**Taxes: \$63,006**

**Living Area: 3,700**

**Unit: PH 39A**

**HOA Fees: \$5,700**

**Waterfront: YES**

**Year Built: 2005**

**Community: Las Olas Grand**

**Subdivision: Las Olas Grand**

# ABOUT THIS PROPERTY

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Elegantly Re-Imagined Corner Penthouse, offered fully furnished, boasts 4,200 +/- total sqft of European refinement with sweeping views of the Ocean, New River, and Cityscape. Atop Las Olas Grand, the premier address of downtown, this sophisticated split-plan residence was refitted with the finest materials & finishes across 3 Bedrooms plus an Office/Den, and 3 Full & 1 Half Bathrooms. Features include a handsome Poggen-Pohl kitchen with luxe Appliances, Control4 Smart Home automation for lighting, shades, HVAC, scenes, video and Bowers & Wilkins audio, Swarovski Crystal Chandeliers & fixtures and volume 10â€™“ 16â€™ ceilings with inlaid mother of pearl accents and imported stones. Other amenities include 3 convenient Garage Bays and a huge 8â€™x24â€™ +/- climate-controlled storage/hobby room.

## FEATURES

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|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Community:</b>  | Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Sauna(s), Extra Storage Available                          |
| <b>Exterior:</b>   | Balcony                                                                                                                                                      |
| <b>Flooring:</b>   | Marble Floors, Hardwood Floors                                                                                                                               |
| <b>General:</b>    | Elevator(s)                                                                                                                                                  |
| <b>Heat/Cool:</b>  | Central Air Conditioning                                                                                                                                     |
| <b>Inclusions:</b> | Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer, Built-in Oven |
| <b>Interior:</b>   | Breakfast Bar, Dry Bar, Wetbar, Ceiling Fan(s), Walk-in Closet(s), Cathedral Ceilings                                                                        |
| <b>Parking:</b>    | Automatic Garage Door                                                                                                                                        |
| <b>Rooms:</b>      | Formal Dining Room, Breakfast Area, Foyer                                                                                                                    |
| <b>Scenery:</b>    | River Frontage, River View, Ocean View, Intra-coastal                                                                                                        |
| <b>Style:</b>      | Highrise, Penthouse                                                                                                                                          |

PROPERTY  
LOCATION

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YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050  
[BREC@BRECREALTY.COM](mailto:BREC@BRECREALTY.COM) | [PRIVACY POLICY](#) |  
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