



Price: \$2,790,000

MLS Number: F10508218

Condo / Town Home

321 N Birch Rd Unit 502, Fort Lauderdale, Florida 33304 USA

Beds: 3

Baths: 2

Half Baths: 1

Taxes: \$41,941

Living Area: 2,805

Unit: 502

HOA Fees: \$4,690

Waterfront: YES

Year Built: 2020

Community: 321 At Water's Edge

Subdivision: 321 At Water's Edge

ABOUT THIS PROPERTY

Experience breathtaking panoramic views of the intracoastal waterway, Atlantic Ocean & the Downtown Ft. Lauderdale skyline. Ideally situated on the East side of the intracoastal on the barrier island. 321 at Water's Edge is a premier boutique building with only 23 residences. This flow through residence offers high end designer finishes, an expansive floor plan and Gaggenau appliances. The Steven G. designed lobby offers residents wine storage, a bar, dining areas, seating and a large screen TV for entertaining. The building offers five-star amenities. Valet/concierge 24/7, intracoastal front pool, jacuzzi, his & her saunas, ocean view fitness center, private marina, dog park & a community rooftop terrace complete with furnishings and a summer kitchen.

FEATURES

Community:	Community In-door Swimming Pool, Picnic Area(s)
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Dry Bar, Wetbar, Walk-in Closet(s)
Scenery:	Ocean View, Ocean Access, Intra-coastal



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