



**Price: \$2,450,000**

**MLS Number: F10518856**

**Condo / Town Home**

**101 S Fort Lauderdale Beach Blvd Unit 2402, Fort Lauderdale, Florida 33316 USA**

**Beds: 3**

**Baths: 3**

**Taxes: \$35,670**

**Living Area: 2,380**

**Unit: 2402**

**HOA Fees: \$3,191**

**Waterfront: YES**

**Year Built: 2007**

**Community: Las Olas Beach Club**

**Subdivision: Las Olas Beach Club**

# ABOUT THIS PROPERTY

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Experience the Top of Oceanfront Luxury in this sought after floor plan located in the highest floor this residence is offered in showcasing the very best direct Ocean Views and higher ceilings for a grand, airy feel. This rare flow-through 3 Bed+Den, 3 Bath home offers the best of both worldsâ€”an oceanfront terrace with endless Panoramic Ocean Views and a wide open terrace from both guest bedrooms capturing Intracoastal and city skyline views. Substantially remodeled, this residence features an open kitchen with new countertops, updated bathrooms, & custom built-ins to maximize space. Enter through your private foyer into a bright, sophisticated layout designed for both elegance & comfort with floor to ceiling Glass. Rarely available and truly exceptionalâ€”schedule your private tour today!

## FEATURES

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|-------------|--------------------------------------------------------------------------------------------------------------------------|
| Community:  | Community In-door Swimming Pool, Picnic Area(s), Community Sauna(s), Community Spa(s)                                    |
| Energy:     | Storm Windows                                                                                                            |
| Exterior:   | Balcony                                                                                                                  |
| Flooring:   | Marble Floors, Tile Flooring                                                                                             |
| General:    | Elevator(s)                                                                                                              |
| Inclusions: | Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer, Built-in Oven |
| Interior:   | Walk-in Closet(s)                                                                                                        |
| Rooms:      | Breakfast Area, Foyer, Eat in Kitchen                                                                                    |
| Scenery:    | Ocean View, Ocean Frontage, Intra-coastal                                                                                |
| Style:      | Highrise                                                                                                                 |



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