



Price: \$1,475,000

MLS Number: F10532094

Condo / Town Home

508 N Birch Rd Unit 508, Fort Lauderdale, Florida 33304 USA

Beds: 4

Baths: 3

Half Baths: 1

Taxes: \$16,481

Living Area: 2,706

Unit: 508

Lot Square Feet: 3,023

HOA Fees: \$500

Year Built: 2006

Community: Marbella Townhomes

Subdivision: Marbella Townhomes

Elementary School: Harbordale

Junior High: Sunrise

High School: Fort Lauderdale

ABOUT THIS PROPERTY

Price Improvement! Best Value on Ft. Laud. Beach! This stunning 4-level townhouse is perfectly situated in the highly desirable area of Ft. Lauderdale Beach, just one block from the beautiful blue ocean & walking distance to the finest restaurants. Minutes from Las Olas Blvd this spacious residence offers over 3,000 sq. ft. of luxurious living space with private elevator, 2-car garage, and secure gated entry. The 1st floor features a 2-car garage & laundry area, 2nd floor offers a bright living room, dining, breakfast area, and gourmet kitchen complete with new kitchen Aid appliances & digital refrigerator, 3rd floor hosts the master suite along with 2 guest bedrooms & baths, while the 4th floor includes an additional guest suite & rooftop terrace. Community pool and rent 12 times a year!

FEATURES

Community:	Community In-door Swimming Pool, Community Spa(s)
Exterior:	Balcony
Fencing:	Fenced
Flooring:	Tile Flooring, Vinyl Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Dry Bar, Ceiling Fan(s), Walk-in Closet(s), Fire Sprinkler System
Rooms:	Formal Dining Room, Living/dining Room Combination, Kitchen/dining Room
Scenery:	Intra-coastal
Stories:	Tri-level

PROPERTY
LOCATION



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