



Price: \$2,850,000

MLS Number: F10549448

Condo / Town Home

321 N Birch Rd Unit 1002, Fort Lauderdale, Florida 33304 USA

Beds: 3

Baths: 2

Half Baths: 1

Taxes: \$39,615

Living Area: 2,805

Unit: 1002

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 from the Sub Penthouse. 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 & a newly completed waterfall-edge kitchen island. 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. Only 780 feet from Fort Lauderdale's white sandy beaches and steps to beachfront dining, shops and 5 star hotels. Minutes to Las Olas Blvd & Fort Lauderdale Intl Airport.

FEATURES

Community:	Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Sauna(s), Community Spa(s)
Energy:	Storm Windows
Exterior:	Balcony
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Self-cleaning Oven, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer, Built-in Oven
Interior:	Pantry, Jetted Bathtub, Walk-in Closet(s), Fire Sprinkler System
Rooms:	Living/dining Room Combination, Foyer, Eat in Kitchen
Scenery:	Ocean View, Ocean Access, Intra-coastal



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