



**Price: \$2,195,000**

**MLS Number: F10549642**

**Condo / Town Home**

**209 N Birch Rd Unit 1002, Fort Lauderdale, Florida 33304 USA**

**Beds: 3**

**Baths: 4**

**Half Baths: 1**

**Taxes: \$21,201**

**Living Area: 3,910**

**Unit: 1002**

**HOA Fees: \$5,099**

**Waterfront: YES**

**Year Built: 2001**

**Community: Alhambra Place**

**Subdivision: Alhambra Place**

# ABOUT THIS PROPERTY

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Iconic night views set the stage for this extraordinary home in the sky, where the Intracoastal, ocean and city skyline create a dramatic backdrop day and night. Just steps from the beach, this fully reimagined residence was transformed in 2023 to deliver refined coastal living with a contemporary edge. A spacious open layout is framed by floor to ceiling glass, flooding the interiors with natural light and captivating water views from nearly every room. The entertainer’s kitchen features sleek cabinetry, designer-curated finishes, and a seamless flow to the living and dining spaces. Spa inspired bathrooms & private terraces invite moments of relaxation from sunrise to sunset. Alhambra Place offers a boutique lifestyle defined by privacy, elegance, and quiet sophistication.

## FEATURES

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|-------------|--------------------------------------------------------------------------------------------------------------------------|
| Community:  | Community In-door Swimming Pool                                                                                          |
| Energy:     | Storm Windows                                                                                                            |
| Exterior:   | Balcony                                                                                                                  |
| Flooring:   | Vinyl Flooring                                                                                                           |
| General:    | Elevator(s)                                                                                                              |
| Heat/Cool:  | Central Air Conditioning                                                                                                 |
| Inclusions: | Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer, Built-in Oven |
| Interior:   | Breakfast Bar                                                                                                            |
| Rooms:      | Living/dining Room Combination, Kitchen/dining Room                                                                      |
| Scenery:    | Ocean View, Intra-coastal, Waterview                                                                                     |



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YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050  
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