



Price: \$2,630,000

MLS Number: F10551815

Condo / Town Home

401 N Birch Road Unit 1100, Fort Lauderdale, Florida 33304 USA

Beds: 3

Baths: 3

Half Baths: 1

Taxes: \$35,329

Living Area: 2,006

Unit: 1100

HOA Fees: \$2,752

Year Built: 2018

Community: Tiffany House

Subdivision: Tiffany House

ABOUT THIS PROPERTY

The condo you have been waiting for at the exclusive Tiffany House â€” luxury, location, water views & lifestyle come together seamlessly. ONE OF A KIND Lower Penthouse offering 3 Beds & 3.5 Baths, 2,000sqf of living space & expansive wrap-around terrace perfect for indoor-outdoor coastal living. Designed for both comfort & sophistication, this spacious layout provides the ideal retreat. Steps from Fort Lauderdale Beachâ€™s pristine white sands & the Intracoastal Waterway, & only minutes from Downtown. Tiffany House offers amenities galore; 24/7 valet parking & concierge, gym, sauna, theater room, club room, billiard lounge, summer kitchen, & 2 pools â€” including a spectacular rooftop pool with Restaurant/Bar. Also, Beach Service. PERFECT 1031 EXCHANGED - NO RENTAL RESTRICTIONS. RENT FROM DAY 1

FEATURES

Community:	Pool Table(s), Community In-door Swimming Pool, Picnic Area(s), Community Sauna(s), Community Spa(s)
Energy:	Storm Windows
Exterior:	Porch
Flooring:	Marble Floors, Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer
Recreation:	Private Beach
Rooms:	Eat in Kitchen
Scenery:	Ocean View, Intra-coastal, Waterview
Style:	Cluster Style

PROPERTY
LOCATION



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