



## Remarks

Stunning unit with breathtaking views of Ft. Lauderdale Beach, only one block away. Impeccable unit, designed with comfort and entertainment in mind. This residence features porcelain tile floors throughout, impact windows, a beautiful white kitchen, and washer and dryer in unit. See the ocean during the day & the city at night. Pet friendly building, leasing available after the first year of ownership. Exceptional amenities include a heated pool and gym. Maintenance fees include the AC, 5G WiFi, elevator, water, and reserves. Centrally located with everything you need at walking distance. Own a piece of architectural history in one of the most sought-after neighborhoods—where style. convenience.

## Features & Amenities

<b>County</b>		<b>Bedrooms</b>	2	<b>MLS#</b>	A11758434
<b>Address</b>	3003 Terramar St #701	<b>Bathrooms</b>	2	<b>Status</b>	A
<b>City</b>	Fort Lauderdale FL	<b>Half Bathrooms</b>	0	<b>Tax Amount</b>	\$8687
<b>Zip</b>	33304	<b>Garage Spaces</b>	1	<b>Tax Year</b>	\$2,024
<b>Subdivision</b>	BIRCH SQUARE CONDO	<b>Water Front</b>	n/a	<b>Year Built</b>	1959
<b>Unit #</b>	701	<b>Pool</b>	n/a		
<b>Complex</b>	BIRCH SQUARE CONDO	<b>Pets Allowed</b>	n/a		
		<b>Total Area SqFt</b>			
		<b>Maintenance Fee</b>	\$1,228		
		<b>Lot Dimensions</b>	1,300		

Information has not been verified, is not guaranteed

