



Listing

3101 Bayshore Dr # 1606 Fort Lauderdale, FL 33304



Condo/Co-Op/Villa/Townhouse
List Price: \$825,000
MLS #: [F10493464](#)
Status: Active
Zoning: **MLS Area:** 3160
Type: Condo
Prop Class: Condo/Co-Op/Villa/Townhouse
County: Broward
Subdivision: W FT LAUDERDALE RESIDENCE
Beds: 2 **Baths:** 2/0
SqFt Liv Area: 1,176 **SqFt Total:**
Year Built: 2010/Resale
Style: C42-Condo 5+ Stories
Parcel Num: 504201FA0960
Model Name: OCEAN RETREAT

Legal Description: FORT LAUDERDALE RESIDENCES CONDO UNIT 1606 PER CDO BK/PG: 47772/1826

Virtual Tour: <https://www.propertypanorama.com/3101-Bayshore-Dr-Unit-1606-Fort-Lauderdale-FL-33304/unbranded>

Remarks: ?? STOP SCROLLING – BEST VALUE IN THE BUILDING ?? Drastic price reduction= Real Opportunity! Own in one of the most desirable buildings w/ LOWEST price /SQFT available IN HIGH FLOOR. Light-filled, spacious layout, and ready for immediate move-in or income potential. Bonafide Buyers: We WILL get you access to see this fully furnished OCEAN RETREAT in hottest section of Ft Laud. Beach. Huge north-facing balcony. 2 primary suites, 9ft ceilings, fully equipped kitchen, living/dining area, walk-in shower, spa-tub, washer & dryer, extra storage closet. Enjoy all hotel amenities & discounts. Residents-only swimming pool, fitness center, on-site restaurants, private beach area, valet parking & more. Income producing unit managed privately! Ask for financials to see numbers today!

Directions: LAS OLAS EAST TO A1A TURN LEFT TO W ON LEFT. PAID VALET PARK OR PAID STREET PARKING

General Information

HOPA: Unverified	Faces: North	
REO: No	Lender Apprv:	Apx Lot Size:
Builder Name:	Proj Comp Date:	Build Lot/Unit#:
Comm Dev Dist:	Amt Annually:	Dock #:
Waterfront: Yes/Ocean Front		
Water Access: Other		
Garage #/Desc: 1	Carport #/Desc:	
Furnished: Furnished/Turn Key Furnished	# Ceiling Fans:	Main Liv Area: Entry Level
Parking: 1 Space, Assigned Parking, Valet Parking	Parking Rstrct:	
Flooring: Carpeted Floors, Tile Floors		
Construction: Cbs Construction, Other Construction	Lot Desc:	

Rooms

Bedroom: Entry Level
Master Bath: 2 Master Bathrooms, Shower Only
Rooms: Storage Room
Dining: Family/Dining Combination

Additional Information

Pets: Yes/Number Limit, Size Limit	Cable Avail: Yes
Interior: Closet Cabinetry, Kitchen Island, Pantry	
Equip/Apppl: Dishwasher, Disposal, Dryer, Icemaker, Microwave, Refrigerator, Self Cleaning Oven, Washer	
Windows: Drapes & Rods, High Impact Windows, Impact Glass	Sprinkler:
Exterior Feat: High Impact Doors	
Maint Includes: Air Conditioning Maintenance, All Amenities, Cable Tv, Elevator, Insurance, Outside Maintenance, Parking, Pest Control	
Heating: Central Heat	
Cooling: Central Cooling	
Restrictions: Daily Rentals Ok, No Restrictions, Ok To Lease	

Condo

Building #:	Unit Floor: 20	Total Floors: 24	# Bldg Units: 171
# Cmplx Units:	Min # days Lse: 1	# Times Lsd/Yr: 365	# Interior Lev:
Parking Sp #:			Balc/Prch/Pat: Yes
Unit Design: East Of Us1, High Rise			
Unit View: Ocean View			
Security: Doorman, Card Entry, Tv Camera			
Amenities: Business Center, Cabana, Café/Restaurant, Clubhouse-Clubroom, Fitness Center, Heated Pool, Other Amenities			
Approval Info: No Approvals			
Complex Name: W FT LAUDERDALE RESIDENCE	Govern Bodies: Condominium		

Financial Information

Taxes: \$16,986/2024 **Tax Info:** Tax Reflects No Exemptions

Terms: Cash, Conventional
Type Assoc: Condo/\$/Monthly
Maint/Land/Rec Fees: 2346/\$/0
Customer Full

Assumable:
Mbr Req/Fee: No

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