



Listing

3101 N Bayshore Dr # 604 Fort Lauderdale, FL 33304



Condo/Co-Op/Villa/Townhouse

List Price: \$780,000

MLS #: [F10493465](#)

Status: Active

MLS Area: 3160

Zoning:

Type: Condo

Prop Class: Condo/Co-Op/Villa/Townhouse

County: Broward

Subdivision: W Fort Lauderdale

Beds: 2

Baths: 2/0

SqFt Liv Area: 1,176

SqFt Total:

Year Built: 2010/Resale

Style: C42-Condo 5+ Stories

Parcel Num: 504201FA0130

Dev Name: W Fort Lauderdale

Model Name: Ocean Retreat

Legal Description: FORT LAUDERDALE RESIDENCES CONDO UNIT 604

Virtual Tour: <https://www.propertypanorama.com/3101-N-Bayshore-Dr-Unit-604-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. 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: No HOPA

REO: No

Short Sale: No

Faces: North

Lender Apprv:

Proj Comp Date:

Amt Annually:

Apx Lot Size:

Build Lot/Unit#:

Builder Name:

How Paid:

Waterfront: Yes/Intracoastal Front, Ocean Front

Water Access: None

Garage #/Desc: 1/Attached

Carport #/Desc:

Furnished: Furnished/Turn Key Furnished

Ceiling Fans:

Main Liv Area: Entry Level

Parking: 1 Space, Covered Parking

Parking Rstrct:

Flooring: Carpeted Floors, Tile Floors

Lot Desc:

Construction: Cbs Construction

Rooms

Convert Bed:

Efficiency: No

Bedroom: Entry Level

Master Bath: Separate Tub & Shower, Whirlpool/Spa

Rooms: Other

Dining: Dining/Living Room

Additional Information

Pets: Yes/Number Limit, Size Limit

Cable Avail: Yes

Interior: Kitchen Island, Fire Sprinklers, Split Bedroom

Equip/Appl: Dishwasher, Disposal, Dryer, Electric Range, Fire Alarm, Icemaker, Microwave, Purifier/Sink, Refrigerator, Self Cleaning

Oven, Smoke Detector, Wall Oven, Washer

Windows: Blinds/Shades, Drapes & Rods, High Impact

Sprinkler:

Windows

Exterior Feat: High Impact Doors, Open Balcony

Maint Includes: All Amenities, Building Exterior, Cable Tv, Common Area, Electric, Elevator, Hot Water, Landscaping/Lawn

Maintenance, Parking, Pool Service, Sewer, Trash Removal, Water

Heating: Central Heat

Cooling: Central Cooling

Restrictions: Daily Rentals Ok, No Restrictions, Ok To Lease

Condo

Building #: **Unit Floor:** 6

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: Intracoastal View, Ocean View

Security: Elevator Secure, Card Entry, Security Patrol

Amenities: Bar, Bbq/Picnic Area, Business Center, Cabana, Elevator, Fitness Center, Exterior Lighting, Heated Pool, Internet

Included, Pool, Spa/Hot Tub, Trash Chute

Approval Info: No Approvals

Complex Name: W Fort Lauderdale

Govern Bodies: Condominium

Financial Information

Taxes: \$15,838/2024 **Tax Info:** Tax Reflects City & County Tax

Terms: Cash, Conventional

Assumable: No

Type Assoc: Condo/\$/Monthly

Mbr Req/Fee: No

Maint/Land/Rec Fees: 2346/\$/0

Customer Full

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