

1180 N FEDERAL HWY 1204 FORT LAUDERDALE FL 33304

<https://www.cays.com>

\$ 2,399,000.00



High-Floor RIVA Residence Offers Stunning Ocean, Intracoastal, Park & River Views from Every Room & Private Terrace w/Summer Kitchen for the Perfect Indoor/Outdoor Lifestyle. Private Elevator to Your Great Room w/Chef's Kitchen Featuring Italian Cabinetry, Marble Countertops, Sub Zero & Wolf Appliances. Primary Suite Boasts 2 Walk-In Closets, Backlit Vanities...

- 3 beds
- 4 baths
- Condominium

CALL US NOW

Phone: 305.6000.958

Email: www.cays.com

Address: Cays Realty - Miami Real Estate Company, 1000 5th Street Ste 1320, Miami Beach, FL 33139

BASIC FACTS

| | |
|--------------------------|------------------------------------------|
| MLS #: A11556482 | Post Updated: 2024-04-24 05:49:31 |
| Bedrooms: 3 | Bathrooms: 4 |
| Bathrooms Half: 1 | Bathrooms Full: 3 |
| Area: 2422 sq ft | Lot Size Units: Square Feet |
| Year built: 2018 | Status: Active |
| Type: Condominium | |

ROOMS & UNITS DESCRIPTION

| | |
|--------------------------|----------------------------------------------|
| Unit Number: 1204 | Number of Units in the Community: 100 |
|--------------------------|----------------------------------------------|

PROPERTY FEATURES

| | |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features: Balcony,Barbecue,Security/High Impact Doors | Interior Features: Breakfast Bar,Built-in Features,Bedroom on Main Level,Closet Cabinetry,Dining Area,Separate/Formal Dining Room,Dual Sinks,Entrance Foyer,Custom Mirrors,Main Living Area Entry Level,Pantry,Split Bedrooms,Walk-In Closet(s),Elevator,Bar |
| Waterfront Features: Fixed Bridge,Navigable Water,Ocean Access,River Front | Window Features: Blinds,Drapes,Impact Glass |
| Pool Features: Association,Heated | Parking Features: Covered,Deeded,Two or More Spaces |

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Security Features: Complex Fenced,Elevator Secured,Lobby Secured,Fire Sprinkler System,Smoke Detector(s)

Architectural Style: High Rise

Construction Materials: Block

Cooling Y/N: 1

Flooring: Tile

Garage Spaces: 3

Heating: Central

New Construction Y/N: 1

View: Ocean,River,Water

Entry Level: 12

Patio and Porch Features: Balcony,Open

Waterfront Y/N: 1

PROPERTY DETAILS

Builder Model: 04

Subdivision Name: RIVA

Possession: Closing & Funding

FEES & TAXES

Tax Annual Amount: \$ 31,375.00 **Tax Year:** 2023

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Appliances: Some Gas Appliances,Built-In Oven,Dryer,Dishwasher,Disposal,Gas Range,Ice Maker,Microwave,Refrigerator,Washer

Association Amenities: Billiard Room,Marina,Bike Storage,Cabana,Community Kitchen,Fitness Center,Pool,Sauna,Spa/Hot Tub,Storage,Trash,Elevator(s)

Cooling: Central Air

Covered Spaces: 3

Furnished: Negotiable

Garage Y/N: 1

Heating Y/N: 1

Pets Allowed: Size Limit,Yes

View Y/N: 1

Entry Location: 12

Property Attached Y/N: 1

Stories Total: 16

Total Building Area: 3065 sq ft

Parcel Number: 494236AL0740

Living Area Source: Builder

Tax Legal Description: RIVA
CONDOMINIUM UNIT 1204 PER
AMCDO CIN #113566952

Association Fee: \$ 2,370.00

Association Fee Frequency:
Monthly

Association Fee Includes: Association
Management,Amenities,Common Areas,Cable TV,Hot
Water,Insurance,Internet,Legal/Accounting,Maintenance
Grounds,Maintenance Structure,Pool(s),Reserve
Fund,Sewer,Security,Trash,Water

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