

2200 S OCEAN LN 1909 FORT LAUDERDALE FL 33316

<https://www.cays.com>

\$ 1,695,000.00



Brand new renovation of this rare, direct oceanfront NE corner model at highly desirable Point of Americas II. Enjoy the cruise ships as they pass right outside your windows and enjoy unobstructed ocean and beach views up to the Hillsboro Lighthouse from all rooms and from the oversized 409 square...

- 2 beds
- 2 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 #: A11553623	Post Updated: 2024-03-27 17:48:20
Bedrooms: 2	Bathrooms: 2
Bathrooms Full: 2	Area: 1641 sq ft
Lot Size Units: Square Feet	Year built: 1971
Status: Active	Type: Condominium

ROOMS & UNITS DESCRIPTION

Unit Number: 1909	Number of Units in the Community: 580
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PROPERTY FEATURES

Exterior Features: Security/High Impact Doors,Porch,Privacy Wall,Storm/Security Shutters	Interior Features: Bedroom on Main Level,Dual Sinks,Entrance Foyer,Living/Dining Room,Walk-In Closet(s)
Waterfront Features: Ocean Front	Window Features: Impact Glass
Pool Features: Heated	Parking Features: Assigned,Attached,Underground,Garage,Guest,One Space
Security Features: Key Card Entry,Lobby Secured,Security Guard,Smoke Detector(s)	Appliances: Dryer,Dishwasher,Electric Range,Electric Water Heater,Disposal,Refrigerator,Self Cleaning Oven,Washer
Architectural Style: High Rise	Association Amenities: Billiard Room,Bike Storage,Elevator(s),Fitness Center,Barbecue,Picnic Area,Pool,Shuffleboard Court,Sauna,Trash,Vehicle Wash Area

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Construction Materials: Block

Cooling Y/N: 1

Flooring: Tile

Garage Spaces: 1

Heating: Central,Electric

Pets Allowed: No

Entry Level: 19

Patio and Porch Features: Wrap
Around

Waterfront Y/N: 1

Stories Total: 31

Cooling: Central Air,Electric

Covered Spaces: 1

Furnished: Unfurnished

Garage Y/N: 1

Heating Y/N: 1

View: Ocean

Entry Location: 19

Property Attached Y/N: 1

Attached Garage Y/N: 1

Utilities: Cable Available

PROPERTY DETAILS

Builder Model: NE CORNER

Direction Faces: Northeast

Parcel Number: 504213AK4570

Total Building Area: 1641 sq ft

Subdivision Name: POINT OF AMERICAS

Possession: Closing & Funding

FEES & TAXES

Tax Annual Amount: \$ 13,194.00

Tax Legal Description: POINT OF
AMERICAS PHASE II CONDO UNIT 1909

Association Fee Frequency: Monthly

Tax Year: 2023

Association Fee: \$ 1,741.00

Association Fee Includes: Association
Management,Amenities,Common Areas,Cable
TV,Internet,Maintenance
Grounds,Maintenance Structure,Pest
Control,Pool(s),Reserve
Fund,Sewer,Security,Trash,Water

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