

# 333 LAS OLAS WAY FORT LAUDERDALE FL 33301 333 LAS OLAS WAY 2703

<https://www.cays.com>



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**\$1,180,000**



LAS OLAS RIVER HOUSE CONDO UNIT 2703 PER CDO BK/PG: 38617/366 27th Floor Lexington in Las Olas River House, Lt Lauderdale's iconic tower. 2/2.5 with private elevator access, double door entry, flow thru design, floor to ceiling glass, split bedroom floor plan + 2 balconies offering New River, city skyline and amazing city park views [...]

- 2 beds
- 2, 3 baths
- Condominium, Residential
- Condominium, Residential
- Active
- 1869 sq ft

## Basics



**Bathrooms Half:** 1

**Category:** Condominium, Residential

**Type:** Condominium, Residential **Status:** Active

**Bedrooms:** 2 beds

**Bathrooms:** 2, 3 baths

**Half baths:** 1 half bath

**Floors:** 42 floors

**Area:** 1869 sq ft

**Year built:** 2004

**View:** City,River,Water

**Subdivision Name:** LAS OLAS RIVER HOUSE COND

**County:** Broward

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## Property details

**Subdivision Name:** LAS OLAS RIVER HOUSE COND

**Parcel Number:** 33301

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## Property Features

**Building Features:**

ExteriorLighting

**Waterfront Features:**

NoFixedBridges,OceanAccess,RiverFront,Seawall

**Parking Features:**

Assigned,Covered,Valet

**Cooling:** Electric

**Cooling Y/N:** 1

**Garage Y/N:** 1

**Heating:** Electric

**Heating Y/N:** 1

**Pets Allowed:** Conditional,Yes

**View:** City,River,Water

**View Y/N:** 1

**Waterfront Y/N:** 1

**Stories Total:** 42

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## Rooms & Units Description

**Unit Number:** 2703

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## Location Details



**County Or Parish:** Broward

**Directions:** Just east of Andrews Ave on the S Side of Las Olas Blvd. Please pull into valet and let them know you are coming to see #2703.

**Middle/Junior School:** Sunrise **High School:** Fort Lauderdale

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## Building Details

**Architectural Style:** HighRise

**Construction Materials:** Block

**Covered Spaces:** 1

**Garage Spaces:** 1

**Floor covering:** Marble

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### Amenities & Features

**Pool Features:** Heated

**Security Features:** ElevatorSecured,SecuredGarageParking,LobbySecured,FireSprinklerSystem,SmokeDetectors

**Association Amenities:**

BilliardRoom,BikeStorage,Cabana,Clubhouse,FitnessCenter,Barbecue,PicnicArea,Pool,Sauna,SpaHotTub,Trash,Elevators

**Utilities:** CableAvailable

**Cooling:** Electric

**Heating:** Electric

**Appliances:**

BuiltInOven,Dryer,Dishwasher,ElectricRange,Disposal,IceMaker,Microwave,Refrigerator,SelfCleaningOven,Washer

**Parking Features:** Assigned,Covered,Valet

**Patio & Porch Features:** Balcony,Open

**Waterfront Features:** NoFixedBridges,OceanAccess,RiverFront,Seawall

**Window Features:** Blinds

**Exterior Features:** Balcony,Barbecue,SecurityHighImpactDoors

**Interior Features:**

Bidet,BedroomOnMainLevel,BreakfastArea,ClosetCabinetry,DualSinks,EntranceFoyer,EatInKitchen,LivingDiningRoom,SplitBedrooms,SeparateShower,WalkInClosets

**Features:** ExteriorLighting

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## Nearby Schools

**Middle Or Junior School:** Sunrise

**High School:** Fort Lauderdale

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## Expenses, Fees & Taxes

**Association Fee:** \$2,419

**Tax Annual Amount:** \$18,234

**Tax Year:** 2024

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## Fees & Taxes

**Association Fee:** 2419



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## Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** Compass Florida, LLC

**Listing Terms:** Cash,Conventional **Direction Faces:** South

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## Miscellaneous

**Above Grade** **Virtual Tour URL:**  
**Finished Area:** <https://www.propertypanorama.com/instaview/mia/A11905035>  
Fort Lauderdale, FL

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## Courtesy of

**Office Name:** Compass Florida, LLC

