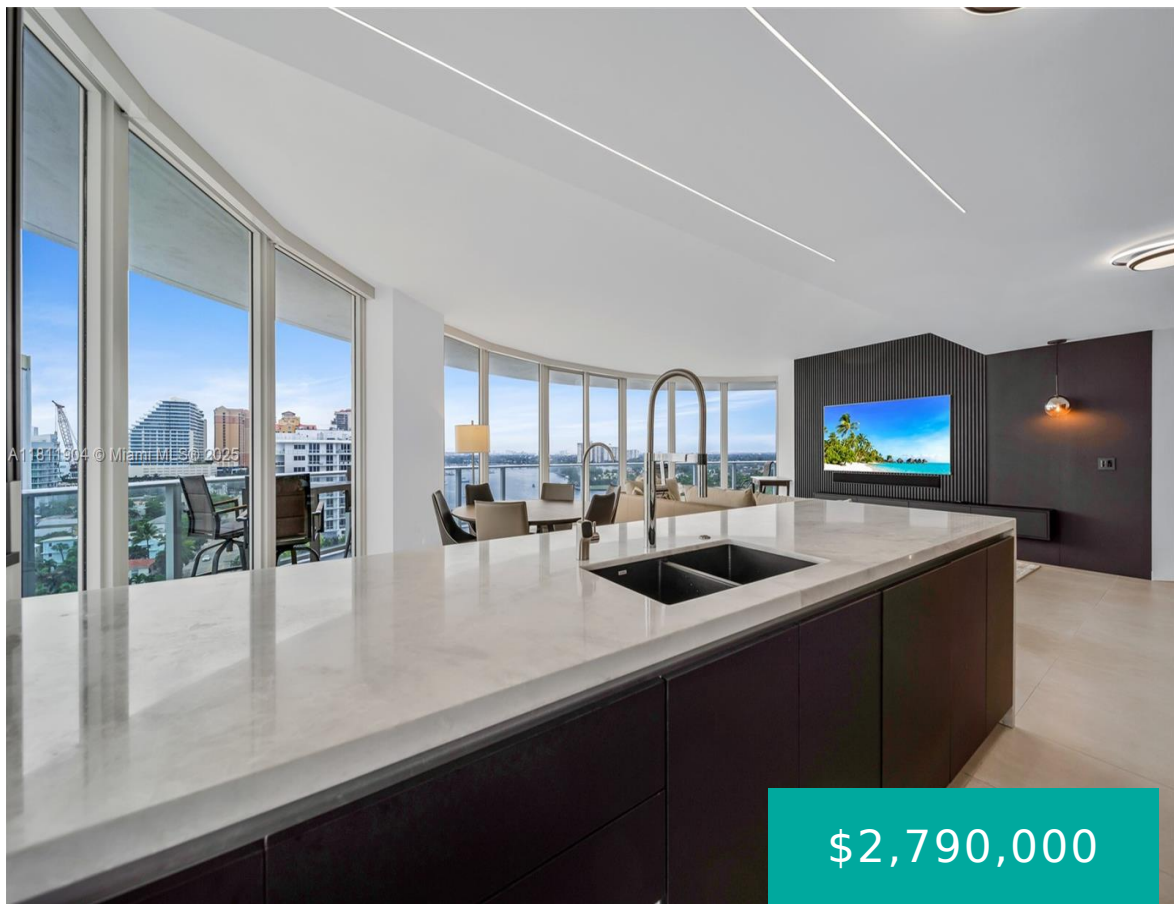


401 BIRCH RD FORT LAUDERDALE FL 33304 401 N BIRCH RD 1100

<https://www.cays.com>



\$2,790,000



TIFFANY HOUSE CONDO UNIT 1100 PER AMCDO CIN# 115282095 The best unit in Tiffany House! This exceptional corner residence offers 3 BR, 3.5 bathrooms, and 2,000 sqft of brand-new, professionally designed living space with truly unmatched views of the ocean, Intracoastal, sunrise, sunset, and the Fort Lauderdale Boat Parade all from one unit. Every detail [...]

- 3 beds
- 3, 4 baths
- Condominium, Residential
- Condominium, Residential
- Active
- 2003 sq ft

Basics



Bathrooms Half: 1

Category: Condominium, Residential

Type: Condominium, Residential

Status: Active

Bedrooms: 3 beds

Bathrooms: 3, 4 baths

Half baths: 1 half bath

Floors: 12 floors

Area: 2003 sq ft

Year built: 2018

View: Canal, City, Intercoastal, Ocean **Subdivision Name:** TIFFANY HOUSE CONDO

County: Broward

Property details

Subdivision Name: TIFFANY HOUSE CONDO

Parcel Number: 33304

Property Features

Waterfront

Features: CanalFront

Parking Features:

Covered, ElectricVehicleChargingStations, Other, TwoOrMoreSpaces, Valet

Cooling: Other

Heating: Other

Pets Allowed:

NoPetRestrictions, Yes

View: Canal, City, Intercoastal, Ocean

View Y/N: 1

Waterfront Y/N: 1

Stories Total: 12

Rooms & Units Description

Unit Number: 1100

Location Details

County Or Parish: Broward

Directions: Use GPS



Building Details

Construction Materials: Block

Floor covering: Tile

Amenities & Features

Pool Features: Association

Security Features: DoorMan,FireAlarm,SmokeDetectors

Association Amenities: BikeStorage,Clubhouse,Barbecue,PicnicArea,Pool,Sauna,Elevators

Window Features: Skylights

Exterior Features: Balcony,Barbecue,Courtyard,Fence,Other

Heating: Other

Appliances:

Dryer,Dishwasher,Disposal,IceMaker,Microwave,Refrigerator,Washer

Parking Features: Covered,ElectricVehicleChargingStations,Other,TwoOrMoreSpaces,Valet

Patio & Porch Features: Balcony,Open

Waterfront Features: CanalFront

Cooling: Other

Furnished: Furnished

Interior Features:

BreakfastArea,ClosetCabinetry,KitchenIsland,LivingDiningRoom,Other,Skylights,SeparateShower,WalkInClosets,Elevator,Bar

Expenses, Fees & Taxes

Association Fee: \$2,752

Tax Annual Amount: \$32,482

Tax Year: 2024

Fees & Taxes

Association Fee: 2752

Miscellaneous

Association Fee Frequency: Monthly **List Office Name:** First Service Realty ERA

Listing Terms: Cash,Conventional,FHA

Miscellaneous

Above Grade

Finished Area:

Fort Lauderdale, FL

Virtual Tour URL:

<https://www.propertypanorama.com/instaview/mia/A11811904>



Courtesy of

Office Name: First Service Realty ERA

