

# 45 HENDRICKS ISLE FORT LAUDERDALE FL 33301 45 HENDRICKS ISLE 403

<https://www.cays.com>



45 HENDRICKS CONDO UNIT 4C PER AMCDO CIN #107070255 Las Olas lifestyle with condo marina convenience. Breathtaking views of downtown Fort Lauderdale with serene water view from the 4th floor, overlooking your boat. You will be dazzled by the night views lights of downtown. Flow through unit with east & west balconys for sunrises & [...]

- 3 beds
- 3, 3 baths
- Condominium, Residential
- Condominium, Residential
- Active
- 2100 sq ft

## Basics



**Category:** Condominium, Residential  
**Status:** Active  
**Bathrooms:** 3, 3 baths  
**Floors:** 5 floors  
**Year built:** 2007  
**Subdivision Name:** 45 HENDRICKS CONDO

**Type:** Condominium, Residential  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths  
**Area:** 2100 sq ft  
**View:** Canal,Water  
**County:** Broward

---

## Property details

**Subdivision Name:** 45 HENDRICKS CONDO

**Parcel Number:** 33301

---

## Property Features

**Waterfront Features:**  
CanalAccess,CanalFront,NoFixedBridges

**Cooling:** CentralAir,Electric

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Canal,Water

**Waterfront Y/N:** 1

**Parking Features:**  
Covered,TwoOrMoreSpaces,GarageDoorOpener

**Cooling Y/N:** 1

**Heating:** Central,Electric

**Pets Allowed:** SizeLimit,Yes

**View Y/N:** 1

**Stories Total:** 5

---

## Rooms & Units Description

**Unit Number:** 403

---

## Location Details

**County Or Parish:** Broward

**Middle/Junior School:** Sunrise

**Elementary School:** Harbordale

**High School:** Fort Lauderdale



---

## Building Details

**Construction Materials:** Block  
**Garage Spaces:** 2

**Covered Spaces:** 2

---

## Amenities & Features

**Pool Features:** Association,Heated

**Security Features:**  
Intercom,LobbySecured,SmokeDetectors

**Waterfront Features:**  
CanalAccess,CanalFront,NoFixedBridges

**Exterior Features:**  
Barbecue,SecurityHighImpactDoors

**Interior Features:**  
BedroomOnMainLevel,FirstFloorEntry

**Parking Features:**  
Covered,TwoOrMoreSpaces,GarageDoorOpener

**Association Amenities:**  
BoatDock,FitnessCenter,Barbecue,PicnicArea,Pool,Trash,Elevators

**Cooling:** CentralAir,Electric

**Heating:** Central,Electric

**Appliances:** BuiltInOven,Microwave,Refrigerator,Washer

---

## Nearby Schools

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

**Elementary School:** Harbordale

---

## Expenses, Fees & Taxes

**Association Fee:** \$2,012  
**Tax Year:** 2024

**Tax Annual Amount:** \$24,289

---

## Fees & Taxes

**Association Fee:** 2012



---

## Miscellaneous

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

**Listing Terms:** Cash,Conventional,VaLoan      **Attribution Contact:** 954-888-8797

---

## Miscellaneous

**Above Grade Finished Area:** Fort Lauderdale, FL      **Virtual Tour URL:** <https://www.zillow.com/view-3d-home/a1ddac37-c6d1-4e73-9df6-009c7514c23f?setAttribution=mls&wl=true>

---

## Courtesy of

**Office Name:** Compass Florida, LLC

