

# 501 6TH AVENUE FORT LAUDERDALE FL 33301 501 SE 6TH AVENUE TH1

<https://www.cays.com>



**\$2,300,000**

Sixth&Riom Condominium TH1 Under construction and ready in 2026!  
Beautifully appointed 3 bedroom townhouse in Sixth & Rio, a luxury, boutique waterfront condominium perfectly perched on the bank of the New River and cradled between historic Smoker Family Park and the legacy neighborhood of Rio Vista. Walk to the best of Las Olas & Downtown! [...]

- 3 beds
- 2, 3 baths
- Condominium, Residential
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- Active
- 1759 sq ft



## Basics



**Bathrooms Half:** 1

**Type:** Condominium, Residential

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 1759 sq ft

**View:** Garden

**County:** Broward

**Category:** Condominium, Residential

**Status:** Active

**Bathrooms:** 2, 3 baths

**Floors:** 8 floors

**Year built:** 2026

**Subdivision Name:** Sixth&Rio

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## Property details

**Subdivision Name:** Sixth&Rio

**Parcel Number:** 33301

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## Property Features

**Waterfront Features:** RiverFront

**Cooling:** CentralAir

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Garden

**Stories Total:** 8

**Parking Features:** Assigned,Covered,TwoOrMoreSpaces

**Cooling Y/N:** 1

**Heating:** Central

**Pets Allowed:** SizeLimit,Yes

**Waterfront Y/N:** 1

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## Rooms & Units Description

**Unit Number:** TH1

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## Location Details

**County Or Parish:**  
Broward

**Directions:** Sales Gallery located at 1800 E Las Olas Blvd, Fort Lauderdale, FL 33301.



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## Building Details

**Architectural Style:** None

**Covered Spaces:** 2

**Garage Spaces:** 2

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## Amenities & Features

**Pool Features:** Association

**Security Features:**

ElevatorSecured,SecuredGarageParking,LobbySecured

**Association Amenities:**

BilliardRoom,BusinessCenter,Clubhouse,FitnessCenter,Other,Pool

**Cooling:** CentralAir

**Furnished:** Unfurnished

**Interior Features:** DualSinks,FirstFloorEntry

**Parking Features:** Assigned,Covered,TwoOrMoreSpaces

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

**Waterfront Features:** RiverFront

**Exterior Features:** SecurityHighImpactDoors,Porch

**Heating:** Central

**Appliances:**

BuiltInOven,Dishwasher,ElectricRange,Disposal,Microwave,Refrigerator,Washer

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## Expenses, Fees & Taxes

**Association Fee:** \$1,960

**Tax Annual Amount:** \$46,000

**Tax Year:** 2025

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## Fees & Taxes

**Association Fee:** 1960

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## Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** One World Properties

**Listing Terms:** Cash

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## Miscellaneous



**Above Grade  
Finished Area:**  
Fort Lauderdale, FL

**Virtual Tour URL:**  
<https://www.propertypanorama.com/instaview/mia/A11859085>

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## Courtesy of

**Office Name:** One World Properties

