

# 520 5TH AVE FORT LAUDERDALE FL 33301 520 SE 5TH AVE 3302

<https://www.cays.com>



LAS OLAS BY THE RIVER CONDO UNIT 3302 BLDG 3 PER CDO BK/PG:  
40767/1258 Light-filled 3 bed, 2 bath corner unit + den with wood floors.  
Kitchen recently renovated (\$30K) with marble countertops, white cabinets,  
and updated appliances. Enjoy South Florida weather on a stylish Portuguese-  
tile balcony. Walk Score 90—steps to Riverwalk, Las Olas, shops, [...]

- 3 beds
- 2, 2 baths
- Condominium, Residential
- Condominium, Residential
- Active
- 1462 sq ft

## Basics



**Category:** Condominium, Residential

**Status:** Active

**Bathrooms:** 2, 2 baths

**Floors:** 7 floors

**Year built:** 2001

**Subdivision Name:** LAS OLAS BY THE RIVER CON

**Type:** Condominium, Residential

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 1462 sq ft

**View:** Other

**County:** Broward

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## Property details

**Subdivision Name:** LAS OLAS BY THE RIVER CON

**Parcel Number:** 33301

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## Property Features

**Parking Features:**

Assigned,Attached,Covered,Garage,Guest,TwoOrMoreSpaces

**Cooling Y/N:** 1

**Heating:** Central

**Pets Allowed:** Conditional,Yes

**Stories Total:** 7

**Cooling:**

CentralAir

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Other

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## Rooms & Units Description

**Unit Number:** 3302

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## Location Details

**County Or**

**Parish:**

Broward

**Directions:** From I95, Exit 27 RT.SR842 go east, turn right on SE 3rd. Ave, turn left on SE 6th. street, turn left on SE 5th. Ave. Building is on your right. You can park on 6th street (metered parking) or ask at the Front Desk if there are available guest spaces.



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# Building Details

**Construction Materials:** Block

**Garage Spaces:** 2

**Covered Spaces:** 2

**Floor covering:** Hardwood, Wood

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## Amenities & Features

**Pool Features:** Association  
**Security Features:** ClosedCircuitCameras, FireAlarm, SecuredGarageParking, Intercom, KeyCardEntry, LobbySecured, PhoneEntry, SecurityGuard, FireSprinklerSystem, SmokeDetectors  
**Association Amenities:** BilliardRoom, BikeStorage, BusinessCenter, Cabana, Clubhouse, CommunityKitchen, FitnessCenter, Barbecue, PicnicArea, Pool, SpaHotTub, Storage, Elevators  
**Cooling:** CentralAir  
**Exterior Features:** Balcony  
**Interior Features:** BuiltInFeatures, BedroomOnMainLevel, ClosetCabinetry, DiningArea, SeparateFormalDiningRoom, EatInKitchen, FamilyDiningRoom, MainLevelPrimary, MainLivingAreaEntryLevel, Pantry, SplitBedrooms, Bar  
**Parking Features:** Assigned, Attached, Covered, Garage, Guest, TwoOrMoreSpaces  
**Patio & Porch Features:** Balcony, Open  
**Window Features:** Blinds, Drapes, Sliding  
**Electric:** Fuses  
**Heating:** Central  
**Appliances:** Dryer, Dishwasher, ElectricRange, ElectricWaterHeater, Disposal, Microwave, Refrigerator, SelfCleaningOven, TrashCompactor, Washer

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# Expenses, Fees & Taxes

**Association Fee:** \$1,347

**Tax Year:** 2024

**Tax Annual Amount:** \$4,873

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# Fees & Taxes

**Association Fee:** 1347

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# Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** One Sotheby's International Realty

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

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# Miscellaneous

**Above Grade Finished Area:** Fort Lauderdale, FL **Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11796529>



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# Courtesy of

**Office Name:** One Sotheby's International Realty

