

# 533 3RD AVE FORT LAUDERDALE FL 33301 533 NE 3RD AVE 304

<https://www.cays.com>



SOLE AT FORT LAUDERDALE CONDO UNIT 304 PER CDO BK/PG: 40623/1750  
Welcome to this stunning 2-bedroom, 2-bath residence located in the heart of Downtown Fort Lauderdale. This sunlit and spacious home features an open kitchen with granite countertops, walk-in closets, and neutral-toned walls and ceilings that create a modern, inviting atmosphere. Large impact windows and [...]

- 2 beds
- 2, 2 baths
- Condominium, Residential
- Condominium, Residential
- Active
- 1240 sq ft

## Basics



**Category:** Condominium, Residential

**Status:** Active

**Bathrooms:** 2, 2 baths

**Floors:** 1, 5 floor

**Year built:** 2005

**Subdivision Name:** SOLE AT FORT LAUDERDALE C

**Type:** Condominium, Residential

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area:** 1240 sq ft

**View:** None

**County:** Broward

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## Property details

**Subdivision Name:** SOLE AT FORT LAUDERDALE C

**Parcel Number:** 33301

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## Property Features

**Building Features:** ExteriorLighting

**Parking Features:**

Assigned,Attached,Covered,Garage,OneSpace

**Cooling:**

CentralAir,CeilingFans,Electric

**Cooling Y/N:** 1

**Garage Y/N:** 1

**Heating:** Central,Electric

**Heating Y/N:** 1

**Pets Allowed:** SizeLimit,Yes

**View:** None

**Stories:** 1

**Stories Total:** 5

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## Rooms & Units Description

**Unit Number:** 304

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## Location Details



**County Or Parish:** Broward

**Elementary School:** Walker

**High School:** Fort Lauderdale

**Directions:** Please use GPS.

**Middle/Junior School:** Sunrise

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## Building Details

**Construction Materials:** Block

**Garage Spaces:** 1

**Floor covering:** Tile, Vinyl

**Covered Spaces:** 1

**Levels:** One

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## Amenities & Features

**Pool Features:** Association,Heated

**Security Features:** DoorMan,KeyCardEntry,LobbySecured,SmokeDetectors

**Utilities:** CableAvailable

**Cooling:** CentralAir,CeilingFans,Electric

**Furnished:** Unfurnished

**Interior Features:** BreakfastBar,BreakfastArea,ThirdFloorEntry,TubShower

**Features:** ExteriorLighting

**Parking Features:** Assigned,Attached,Covered,Garage,OneSpace

**Association Amenities:** BilliardRoom,BikeStorage,BusinessCenter,Clubhouse,CommunityKitchen,FitnessCenter,Barbecue,PicnicArea,Pool,SpaHotTub,Trash,Elevators

**Window Features:** Blinds,Metal,SingleHung,ImpactGlass

**Exterior Features:** Barbecue,Courtyard,SecurityHighImpactDoors

**Heating:** Central,Electric

**Appliances:** Dryer,Dishwasher,ElectricRange,Microwave,Refrigerator,Washer

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## Nearby Schools

**Middle Or Junior School:** Sunrise

**High School:** Fort Lauderdale

**Elementary School:** Walker

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## Expenses, Fees & Taxes

**Association Fee:** \$880

**Tax Year:** 2024

**Tax Annual Amount:** \$6,906

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## Fees & Taxes

**Association Fee:** 880



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## Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** Keller Williams Legacy

**Listing Terms:** Cash,Conventional

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## Miscellaneous

**Above Grade Finished Virtual Tour URL:**

**Area:** Fort Lauderdale, FL <https://my.matterport.com/show/?m=koaiPm9KCR2>

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## Courtesy of

**Office Name:** Keller Williams Legacy

