

# \$3,300,000

321 N Birch Rd., Unit 601

**Beds:** 3  
**Baths:** 3  
**Living Area:** 3,817 sqft  
**Neighborhood:** Fort Lauderdale

YOUR AGENT



**Brian Paran**

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AMENITIES

<b>Air Conditioning</b> ✓	<b>Intracoastal View</b> ✓
<b>Central Heat</b> ✓	<b>Pool</b> ✓
<b>Refrigerator</b> ✓	<b>Doorman</b> -
<b>Dishwasher</b> ✓	<b>Vallet</b> ✓
<b>Washer</b> ✓	<b>Gym</b> ✓
<b>Walk-In Closets</b> -	<b>Impact Windows</b> -

KEY FEATURES

<b>Living area:</b> 3,817 sqft	<b>Days on market:</b> 1760 days
<b>Maintenance:</b> \$ 3,212	<b>Type:</b> apartment
<b>Tax:</b> N/A	<b>Year Built:</b> 2020
<b>\$/sqft:</b> \$ 865	<b>Unit #:</b> 601
<b>Half Bath/WC:</b> 1	<b>Neighborhood:</b> Fort Lauderdale
<b>Parking Space:</b> 3	<b>Zip Code:</b> 33304
<b>Floor #:</b> 6th / 11	<b>Ref./MLS ID:</b> F10184319

MY NOTES