

**\$325,000****336 N Birch Rd, Unit 12C**

**Beds:** **1**  
**Baths:** **1**  
**Living Area:** **819 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>	<b>819 sqft</b>	<b>Days on market:</b>	<b>1663 days</b>
<b>Maintenance:</b>	<b>\$ 402</b>	<b>Type:</b>	<b>apartment</b>
<b>Tax:</b>	<b>\$ 5,184</b>	<b>Year Built:</b>	<b>1969</b>
<b>\$ /sqft:</b>	<b>\$ 397</b>	<b>Unit #:</b>	<b>12C</b>
<b>Half Bath/WC:</b>	<b>1</b>	<b>Neighborhood:</b>	<b>Fort Lauderdale</b>
<b>Parking Space:</b>	<b>1</b>	<b>Zip Code:</b>	<b>33304</b>
<b>Floor #:</b>	<b>12th / 16</b>	<b>Ref./MLS ID:</b>	<b>F10199800</b>

## MY NOTES