

**\$374,900****601 N Fort Lauderdale Beach Blvd,  
Unit 1412****Beds: 1**  
**Baths: 1**  
**Living Area: 980 sqft**  
**Neighborhood: Fort Lauderdale****AMENITIES**

<b>Air Conditioning</b>	✓	<b>Ocean 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>	—

**YOUR AGENT****Brian Paran****Phone: +1 (305) 684-8999**  
**Email: brian@home61.com****KEY FEATURES**

<b>Living area:</b>	<b>980 sqft</b>	<b>Days on market:</b>	<b>1664 days</b>
<b>Maintenance:</b>	<b>\$ 1,700</b>	<b>Type:</b>	<b>apartment</b>
<b>Tax:</b>	<b>\$ 7,623</b>	<b>Year Built:</b>	<b>2004</b>
<b>\$ /sqft:</b>	<b>\$ 383</b>	<b>Unit #:</b>	<b>1412</b>
<b>Half Bath/WC:</b>	<b>—</b>	<b>Neighborhood:</b>	<b>Fort Lauderdale</b>
<b>Parking Space:</b>	<b>0</b>	<b>Zip Code:</b>	<b>33304</b>
<b>Floor #:</b>	<b>14th / 15</b>	<b>Ref./MLS ID:</b>	<b>F10198485</b>

**MY NOTES**