

**\$1,799,000****1460 S Ocean Blvd, Unit 304**

**Beds:** 3  
**Baths:** 3  
**Living Area:** 4,003 sqft  
**Neighborhood:** Lauderdale By The Sea

## YOUR AGENT

**Brian Paran**

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## 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> | ✓ |

## KEY FEATURES

|                       |            |                        |                       |
|-----------------------|------------|------------------------|-----------------------|
| <b>Living area:</b>   | 4,003 sqft | <b>Days on market:</b> | 1927 days             |
| <b>Maintenance:</b>   | \$ 2,629   | <b>Type:</b>           | apartment             |
| <b>Tax:</b>           | \$ 23,790  | <b>Year Built:</b>     | 2005                  |
| <b>\$ /sqft:</b>      | \$ 449     | <b>Unit #:</b>         | 304                   |
| <b>Half Bath/WC:</b>  | 1          | <b>Neighborhood:</b>   | Lauderdale By The Sea |
| <b>Parking Space:</b> | 3          | <b>Zip Code:</b>       | 33062                 |
| <b>Floor #:</b>       | 3rd / 15   | <b>Ref./MLS ID:</b>    | F10163574             |

## MY NOTES