

**\$5,500****100 S Birch Rd, Unit 2306B**

**Beds:** 3  
**Baths:** 3  
**Living Area:** 1,958 sqft  
**Neighborhood:** Fort Lauderdale

## YOUR AGENT

**Brian Paran**

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## AMENITIES

<b>Air Conditioning</b>	—	<b>Canal</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 Shutters</b>	✓

## KEY FEATURES

<b>Living area:</b>	1,958 sqft	<b>Available:</b>	Now
<b>Half Bath/WC:</b>	1	<b>Type:</b>	apartment
<b>Parking Space:</b>	2	<b>Year Built:</b>	2001
<b>Furnished:</b>	Yes	<b>Neighborhood:</b>	Fort Lauderdale
<b>Pets Allowed:</b>	Yes	<b>Zip Code:</b>	33316
<b>Floor #:</b>	23rd / 30	<b>Ref./MLS ID:</b>	A10726048

## MY NOTES