

**\$605,000****347 N New River Dr, Unit 609**

**Beds:** 3  
**Baths:** 2  
**Living Area:** 1,469 sqft  
**Neighborhood:** Fort Lauderdale

## YOUR AGENT

**Brian Paran**

**Phone:** +1 (305) 684-8999  
**Email:** brian@home61.com

## AMENITIES

<b>Air Conditioning</b>	✓	<b>Garden 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>	1,469 sqft	<b>Days on market:</b>	1810 days
<b>Maintenance:</b>	\$ 1,039	<b>Type:</b>	apartment
<b>Tax:</b>	\$ 8,559	<b>Year Built:</b>	2004
<b>\$ /sqft:</b>	\$ 412	<b>Unit #:</b>	609
<b>Half Bath/WC:</b>	—	<b>Neighborhood:</b>	Fort Lauderdale
<b>Parking Space:</b>	3	<b>Zip Code:</b>	33301
<b>Floor #:</b>	6th / 31	<b>Ref./MLS ID:</b>	F10177693

## MY NOTES