

# \$995,000

100 S Birch Rd, Unit 1604E

**Beds:** 3  
**Baths:** 3  
**Living Area:** 1,934 sqft  
**Neighborhood:** Fort Lauderdale

### YOUR AGENT



**Brian Paran**

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### AMENITIES

<b>Air Conditioning</b>	-	<b>Bay</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>	1,934 sqft	<b>Days on market:</b>	1660 days
<b>Maintenance:</b>	N/A	<b>Type:</b>	apartment
<b>Tax:</b>	\$ 13,966	<b>Year Built:</b>	2001
<b>\$/sqft:</b>	\$ 514	<b>Unit #:</b>	1604E
<b>Half Bath/WC:</b>	1	<b>Neighborhood:</b>	Fort Lauderdale
<b>Parking Space:</b>	1	<b>Zip Code:</b>	33316
<b>Floor #:</b>	16th / 30	<b>Ref./MLS ID:</b>	A10764750

### MY NOTES