

**\$769,000****100 S Birch Rd, Unit 1705**

**Beds:** 2  
**Baths:** 2  
**Living Area:** 1,650 sqft  
**Neighborhood:** Fort Lauderdale

## YOUR AGENT

**Brian Paran**

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## AMENITIES

<b>Air Conditioning</b>	✓	<b>Intracoastal 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>	1,650 sqft	<b>Days on market:</b>	1418 days
<b>Maintenance:</b>	\$ 1,480	<b>Type:</b>	apartment
<b>Tax:</b>	\$ 12,063	<b>Year Built:</b>	2001
<b>\$ /sqft:</b>	\$ 466	<b>Unit #:</b>	1705
<b>Half Bath/WC:</b>	—	<b>Neighborhood:</b>	Fort Lauderdale
<b>Parking Space:</b>	2	<b>Zip Code:</b>	33316
<b>Floor #:</b>	17th / 30	<b>Ref./MLS ID:</b>	F10234789

## MY NOTES