

# \$795,000

100 S Birch Road, Unit 1103

**Beds:** 2  
**Baths:** 2  
**Living Area:** 1,722 sqft  
**Neighborhood:** Fort Lauderdale

### YOUR AGENT



**Brian Paran**

**Phone:** +1 (305) 684-8999

**Email:** brian@home61.com

### 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> 1,722 sqft	<b>Days on market:</b> 1759 days
<b>Maintenance:</b> \$ 1,409	<b>Type:</b> apartment
<b>Tax:</b> \$ 11,480	<b>Year Built:</b> 2001
<b>\$/sqft:</b> \$ 462	<b>Unit #:</b> 1103
<b>Half Bath/WC:</b> -	<b>Neighborhood:</b> Fort Lauderdale
<b>Parking Space:</b> 2	<b>Zip Code:</b> 33316
<b>Floor #:</b> 11th / 30	<b>Ref./MLS ID:</b> F10182248

### MY NOTES