

# \$1,499,000

401 N Birch Rd, Unit 400

**Beds:** 3  
**Baths:** 3  
**Living Area:** 2,109 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> 2,109 sqft	<b>Days on market:</b> 1896 days
<b>Maintenance:</b> \$ 1,823	<b>Type:</b> apartment
<b>Tax:</b> \$ 150	<b>Year Built:</b> 2018
<b>\$/sqft:</b> \$ 711	<b>Unit #:</b> 400
<b>Half Bath/WC:</b> 1	<b>Neighborhood:</b> Fort Lauderdale
<b>Parking Space:</b> 3	<b>Zip Code:</b> 33304
<b>Floor #:</b> 4th / 11	<b>Ref./MLS ID:</b> F10163281

### MY NOTES