

# \$1,695,000

401 N Birch Rd, Unit 1100

**Beds:** 3  
**Baths:** 4  
**Living Area:** 2,109 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> 2,109 sqft	<b>Days on market:</b> 2529 days
<b>Maintenance:</b> N/A	<b>Type:</b> apartment
<b>Tax:</b> \$ 150	<b>Year Built:</b> 2018
<b>\$/sqft:</b> \$ 804	<b>Unit #:</b> 1100
<b>Half Bath/WC:</b> 1	<b>Neighborhood:</b> Fort Lauderdale
<b>Parking Space:</b> 3	<b>Zip Code:</b> 33304
<b>Floor #:</b> 11th / 12	<b>Ref./MLS ID:</b> A10486747

### MY NOTES