

Residential

150 Properties

	MLS #	Status	Address	Price	Area	SqFt - Living	Total Beds	Baths - Full	Baths - Half	Type	Next Open House	Subdivision	Waterfront	Waterfrontage	Private Pool	Year Built	County	HOPA	City	Unit #	Unit Floor #	Sold Date	Current Price	Lot SqFt	Governing Bodies	Bldg #	Geo Area
1	FX-10093661	Active New Listing	1752 NW 3rd Ter 211C	\$155,000	3390	975	2	2		CD		Hidden Harbor	Yes		No	1974	Broward	No Hopa	Fort Lauderdale	211C	2		155,000		Condominium		FTNV
2	FX-10089466	Active	1752 NW 3rd Ter 315C	\$159,900	3390	975	2	2		CD		Hidden Harbor	Yes		No	1974	Broward	No Hopa	Fort Lauderdale	315C	3		159,900		Condominium		FTNV
3	FX-10092655	Active	5170 SW 40th Avenue 1E	\$166,000	3070	1,060	2	2		CD		OAK HILL	Yes		No	1973	Broward	No Hopa	Fort Lauderdale	1E	1		166,000		Condominium		HWC
4	FX-10092388	Active	3233 NE 34th Street 410	\$169,000	3150	1,097	2	2		SF		Coral Ridge Towers Orig	Yes		No	1962	Broward	Yes-Verified	Fort Lauderdale	410	4		169,000		Co-Op		FBEA
5	FX-10081703	Active	3233 NE 34th Street 607	\$179,500	3150	1,120	2	2		SF		CORAL RIDGE TOWERS	Yes		No	1962	Broward	Yes-Verified	Fort Lauderdale	607	6		179,500		Co-Op		FBEA
6	FX-10089120	Active Price Reduced	1790 E Las Olas Boulevard 16	\$189,000	3280	1,150	2	2		SF		MAYFAIR ARMS	Yes		No	1959	Broward	No Hopa	Fort Lauderdale	16	1		189,000		Co-Op		FTSE
7	FX-10069657	Active	3233 NE 34th Street 912	\$189,000	3150	982	2	2		SF		Coral Ridge Towers Origin	Yes		No	1962	Broward	Yes-Verified	Fort Lauderdale	912	9		189,000		Co-Op		FBEA
8	FX-10094240	Active New Listing	1400 NE 57th Court 303	\$189,000	3350	900	2	2		CD		Mooring at Pine Crest	Yes		No	1979	Broward	No Hopa	Fort Lauderdale	303	3		189,000		Condominium		FTNE
9	FX-10060476	Active	3200 NE 36th Street 422	\$189,000	3150	1,120	2	2		SF		CORAL RIDGE TOWERS NORTH	Yes		No	1963	Broward	Yes-Verified	Fort Lauderdale	422	4		189,000		Co-Op		FBEA
10	FX-10061352	Active	3233 NE 34th Street 715	\$189,500	3150	1,087	2	2		SF		Coral Ridge Towers	Yes		No	1962	Broward	Yes-Verified	Fort Lauderdale	715	7		189,500		Co-Op		FBEA
11	FX-10059305	Active	1100 SW 12th Street 209	\$189,999	3480	1,020	2	2		CD		Rio Nuevo	Yes		No	1967	Broward	Yes-Unverified	Fort Lauderdale	209	2		189,999		Condominium		FTSV
12	FX-10089197	Active	3200 NE 36th Street 519	\$199,000	3150	1,350	2	2		SF		Coral Ridge Towers North	Yes		No	1963	Broward	Yes-Verified	Fort Lauderdale	519	5		199,000		Co-Op		FBEA
13	FX-10044848	Active	3200 NE 36th Street 1410	\$199,999	3150	1,120	2	2		SF		Coral Ridge Tower N	Yes		No	1963	Broward	Yes-Verified	Fort Lauderdale	1410	14		199,999		Co-Op		FBEA
14	AX-10199624	Active	1000 River Reach Drive 416	\$204,000	3470	1,250	2	2		CD		RIVER REACH	Yes		No	1971	Broward	No Hopa	Fort Lauderdale	416	4		204,000		Condominium		FTSV
15	FX-1222278	Active	3200 NE 36th Street 312	\$209,900	3150	1,350	2	2		SF		Coral Ridge Towers North	Yes		No	1963	Broward	Yes-Verified	Fort Lauderdale	312	3		209,900		Co-Op		FBEA
16	FX-10049519	Active	3200 NE 36th Street 1516	\$210,000	3150	1,120	2	2		SF		Coral Ridge Towers North	Yes		No	1964	Broward	Yes-Verified	Fort Lauderdale	1516	15		210,000		Co-Op		FBEA
17	FX-10053485	Active	1350 River Reach Drive 111	\$219,000	3470	1,110	2	2		CD		RIVER REACH	Yes		No	1972	Broward	No Hopa	Fort Lauderdale	111	1		219,000		Condominium		FTSV
18	FX-10065315	Active Price Reduced	3200 NE 36th Street 1021	\$219,826	3150	1,120	2	2		SF		Coral Ridge Towers North	Yes		No	1963	Broward	Yes-Verified	Fort Lauderdale	1021	10		219,826		Co-Op		FBEA
19	FX-10093853	Active New Listing	1308 Bayview Drive 2B	\$222,777	3260	815	2	2		CD		HAMPTON EAST	Yes		No	1982	Broward	Yes-Unverified	Fort Lauderdale	2B	2		222,777		Condominium		FTNE
20	FX-10062858	Active	1201 River Reach Drive 411	\$224,500	3470	1,110	2	2		CD		RIVER REACH	Yes		No	1981	Broward	No Hopa	Fort Lauderdale	411	4		224,500		Condominium		FTSV
21	AX-10286995	Active	900 River Reach Drive 120	\$224,900	3470	1,110	2	2		CD		RIVER REACH	Yes		No	1971	Broward	No Hopa	Fort Lauderdale	120	1		224,900		Condominium		FTSV
22	AX-10342746	Active	2881 NE 33rd Court 4F	\$224,900	3250	1,250	2	2		CD		CARLYLE	Yes		No	1970	Broward	No Hopa	Fort Lauderdale	4F	4		224,900		Condominium		FTNE
23	FX-10078255	Active	1881 Middle River Drive 206	\$225,000	3260	1,390	3	2		CD		MIDDLE RIVER TOWER	Yes		No	1977	Broward	No Hopa	Fort Lauderdale	206	2		225,000		Condominium		FTNE
24	AX-10338465	Active	2591 NE 55th Court 107	\$225,000	3240	965	2	2		CD		Landings Harborage	Yes		No	1980	Broward	No Hopa	Fort Lauderdale	107	1		225,000		Condominium		FTNE
25	FX-10082319	Active	1160 N Federal Highway 223	\$225,000	3260	1,491	2	2		CD		East Point Towers	Yes		No	1973	Broward	No Hopa	Fort Lauderdale	223	2		225,000		Condominium		FTNE
26	AX-10350795	Active	3275 NW 44th Street 5	\$225,000	3550	1,315	3	2	1	TH		Montage by the lake	Yes		No	1995	Broward	No Hopa	Fort Lauderdale	5	1		225,000		Homeowner Assoc		FTNV
27	FX-10090696	Active	1600 SE 15th Street 515	\$229,000	3600	1,020	2	2		CD		PLAZA 15	Yes		No	1973	Broward	No Hopa	Fort Lauderdale	515	5		229,000		Condominium		FTSE
28	FX-10086727	Active	1200 SW 12th Street 310	\$229,000	3480	1,020	2	2		CD		Rio Nuevo	Yes		No	1968	Broward	No Hopa	Fort Lauderdale	310	3		229,000		Condominium		FTSV
29	FX-10061223	Active	3301 NE 32nd Avenue 202	\$229,000	3150	1,111	2	2		CD		MARACAY CONDO	Yes		No	1969	Broward	No Hopa	Fort Lauderdale	202	2		229,000		Condominium		FBEA
30	FX-10080283	Active	2700 Yacht Club Boulevard 7A	\$229,000	3260	950	2	2		SF		CORAL COVE	Yes		No	1955	Broward	No Hopa	Fort Lauderdale	7A	1		229,000		Homeowner Assoc		FTNE
31	FX-10074819	Active	900 River Reach Drive 305	\$229,900	3470	1,025	2	2		CD		RIVER REACH	Yes		No	1971	Broward	No Hopa	Fort Lauderdale	305	3		229,900		Condominium		FTSV
32	FX-10059528	Active	6471 Bay Club Drive 4	\$229,900	3240	1,250	2	2		CD		Bay Colony Club	Yes		No	1973	Broward	No Hopa	Fort Lauderdale	4	2		229,900		Condominium		FTNE

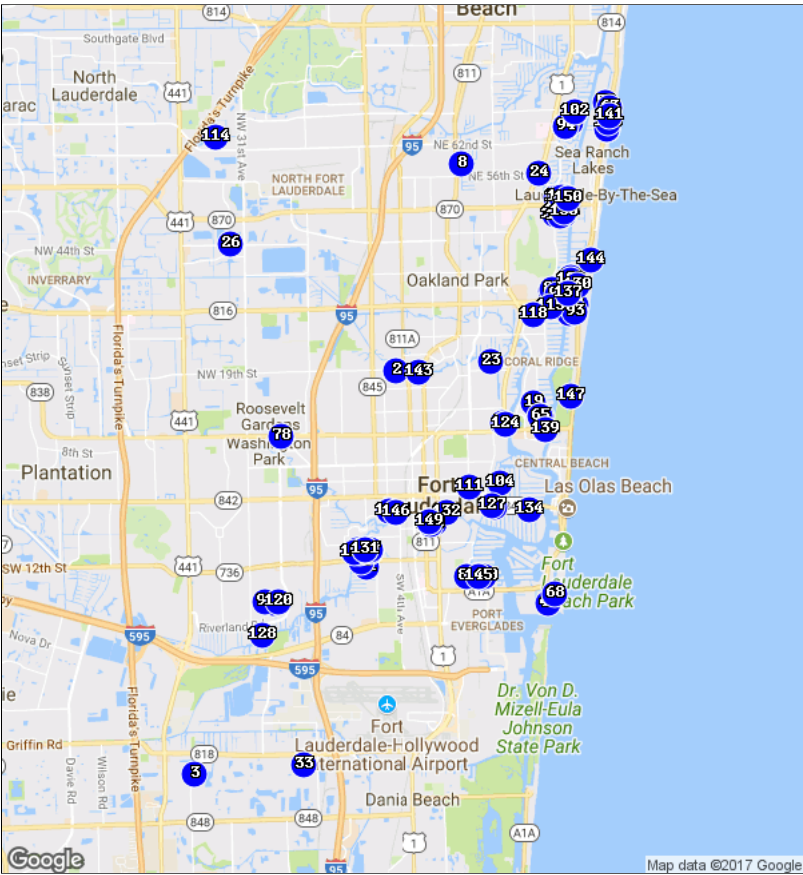
	MLS #	Status	Address	Price	Area	SqFt - Living	Total Beds	Baths - Full	Baths - Half	Type	Next Open House	Subdivision	Waterfront	Waterfrontage	Private Pool	Year Built	County	HOPA	City	Unit #	Unit Floor	Sold Date	Current Price	Lot SqFt	Governing Bodies	Bldg #	Geo Area
33	FX-10063126	Active	4959 Windward Way 4106	\$230,000	3070	1,379	2	2	1	CD		VILLAS AT HARBOR ISLES	Yes		No	2004	Broward	No Hopa	Fort Lauderdale	4106	1		230,000		Condominium		HWC
34	FX-10065640	Active Back On Market	3233 NE 34th Street 304	\$232,000	3150	1,130	2	2		SF		Coral Ridge Towers	Yes		No	1962	Broward	Yes-Verified	Fort Lauderdale	304	3		232,000		Co-Op		FBEA
35	FX-10087952	Active	6287 Bay Club Drive 1	\$238,500	3240	1,200	2	2		CD		BAY COLONY CLUB	Yes		No	1973	Broward	No Hopa	Fort Lauderdale	1	1		238,500		Condominium		FTNE
36	FX-10086241	Active	6235 Bay Club Drive 3	\$239,000	3240	1,200	2	2		CD		Bay Colony Club	Yes		No	1973	Broward	No Hopa	Fort Lauderdale	3	2		239,000		Condominium		FTNE
37	FX-10076008	Active	6205 Bay Club Drive 4	\$239,000	3240	1,200	2	2		CD		BAY COLONY CLUB	Yes		No	1973	Broward	No Hopa	Fort Lauderdale	4	2		239,000		Condominium		FTNE
38	FX-10044846	Active	3200 NE 36th Street 1521	\$239,000	3150	1,120	2	2		SF		Coral Ridge Tower N	Yes		No	1963	Broward	Yes-Verified	Fort Lauderdale	1521	15		239,000		Co-Op		FBEA
39	FX-10083924	Active	2841 NE 33rd Court 404	\$239,500	3250	960	2	2		CD		BARCLAY SQUARE CONDOS	Yes		No	1975	Broward	No Hopa	Fort Lauderdale	404	4		239,500		Condominium		FTNE
40	RX-10347981	Active	1535 SE 15th Street 208	\$244,900	3600	960	2	2	0	CD		HARBOR VIEW APTS CONDO	Yes		No	1979	Broward	No Hopa	Fort Lauderdale	208	2		244,900		Condo		FTSE
41	FX-10092279	Active	3200 Port Royale Drive 309	\$245,000	3240	1,379	2	2		CD		THE TOWER AT PORT ROYALE	Yes		No	1981	Broward	No Hopa	Fort Lauderdale	309	3		245,000		Condominium		FTNE
42	FX-10066817	Active	3233 NE 34th Street 1612	\$247,500	3150	982	2	2		SF		Coral Ridge Tower	Yes		No	1962	Broward	Yes-Verified	Fort Lauderdale	1612	16		247,500		Co-Op		FBEA
43	FX-10093851	Active New Listing	3233 NE 34th Street 812	\$249,000	3150	982	2	2		SF		CORAL RIDGE TOWERS	Yes		No	1962	Broward	Yes-Verified	Fort Lauderdale	812	8		249,000		Co-Op		FBEA
44	AX-10358164	Active	900 River Reach Drive 516	\$249,000	3470	1,250	2	2		CD		RIVER REACH	Yes		No	1971	Broward	Yes-Unverified	Fort Lauderdale	516	5		249,000		Condominium		FTSV
45	AX-10325330	Active	2700 Yacht Club Boulevard 7C	\$249,000	3260	950	2	2		CD		CORAL COVE	Yes		No	1955	Broward	No Hopa	Fort Lauderdale	7C	1		249,000		Co-Op		FTNE
46	FX-10086811	Active	1850 S Ocean Boulevard 106	\$249,000	3121	1,002	2	2		SF	Sunday, November 19, 2017	Crane Crest	Yes		No	1965	Broward	No Hopa	Lauderdale By The Se	106	1		249,000		Co-Op		NBEA
47	FX-10086843	Active	1920 S Ocean Drive 801	\$249,900	3170	1,185	2	2		SF		ATLANTIC TOWER CO-OP	Yes		No	1961	Broward	Yes-Verified	Fort Lauderdale	801	8		249,900		Co-Op		FBEA
48	FX-10035073	Active	1101 River Reach Drive 109	\$259,000	3470	1,500	2	2		CD		RIVER REACH	Yes		No	1982	Broward	No Hopa	Fort Lauderdale	109	1		259,000		Condominium		FTSV
49	RX-10275962	Active Back On Market	3100 NE 49th Street 507	\$259,000	3250	1,200	2	2	0	CD		ROYAL MARINER CONDO	Yes		No	1970	Broward	No Hopa	Fort Lauderdale	507	5		259,000	1,200	Condo		FTNE
50	FX-10089318	Active	6379 Bay Club Drive 2	\$259,500	3240	1,200	2	2		CD		BAY COLONY CLUB	Yes		No	1973	Broward	No Hopa	Fort Lauderdale	2	1		259,500		Condominium		FTNE
51	FX-10092657	Active	3015 N Ocean Boulevard 8H	\$259,900	3160	1,144	2	2		CD		Berkley South Condo	Yes		No	1974	Broward	No Hopa	Fort Lauderdale	8H	8		259,900		Condominium		FBEA
52	FX-10074221	Active	1201 River Reach Drive 402	\$259,900	3470	1,110	2	2		CD		RIVER REACH	Yes		No	1981	Broward	No Hopa	Fort Lauderdale	402	4		259,900		Condominium		FTSV
53	FX-10090319	Active	6487 Bay Club Drive 4	\$264,900	3240	1,200	2	2		CD		Bay Colony Club	Yes		No	1973	Broward	No Hopa	Fort Lauderdale	4	2		264,900		Condominium		FTNE
54	AX-10191227	Active	1170 N Federal Hy 1209	\$265,000	3260	1,344	2	2		CD		East Point Towers	Yes			1974	Broward	No Hopa	Fort Lauderdale	1209	12		265,000		Condo	1170	FTNE
55	FX-10074830	Active	3200 Port Royale Drive 308	\$265,000	3240	1,290	2	2		CD		Tower at Port Royale	Yes		No	1981	Broward	No Hopa	Fort Lauderdale	308	3		265,000		Condominium		FTNE
56	FX-10080127	Active Price Reduced	1850 S Ocean Boulevard 903	\$265,000	3121	1,002	2	2		SF		CRANE CREST	Yes		No	1965	Broward	No Hopa	Lauderdale By The Se	903	9		265,000		Co-Op		NBEA
57	AX-10363788	Active	511 SE 5th Avenue 711	\$269,000	3800	1,246	2	2		CD		NURIVER LANDING	Yes		No	2005	Broward	No Hopa	Fort Lauderdale	711	7		269,000		Condominium		FTSE
58	FX-10087106	Active	1301 River Reach Drive 110	\$269,900	3470	1,250	2	2		CD	Sunday, November 19, 2017	River Reach Condominiums	Yes		No	1974	Broward	No Hopa	Fort Lauderdale	110	1		269,900		Condominium		FTSV
59	FX-10072708	Active	1461 S Ocean Boulevard 104	\$269,900	3121	920	2	2		CD		NORTH LEISURE GARDENS	Yes		No	1967	Broward	No Hopa	Lauderdale By The Se	104	1		269,900		Condominium		NBEA
60	FX-10059534	Active	3051 NE 48th Street 404	\$270,888	3250	1,450	2	2		CD		Ridgeview Towers	Yes		No	1970	Broward	No Hopa	Fort Lauderdale	404	4		270,888		Condominium		FTNE
61	FX-10001184	Active	5100 Bayview Drive 505	\$272,000	3240	1,355	2	2		CD		ROYAL LAUDERDALE LANDINGS	Yes		No	1969	Broward	No Hopa	Fort Lauderdale	505	5		272,000		Condominium		FTNE
62	FX-10091176	Active	1201 River Reach Drive 317	\$274,900	3470	1,500	2	2		CD		River Reach	Yes		No	1981	Broward	No Hopa	Fort Lauderdale	317	3		274,900		Condominium		FTSV
63	FX-10088172	Active	1500 S Ocean Boulevard 207	\$274,900	3121	1,250	2	2		CD		Leisure Towers	Yes		No	1968	Broward	No Hopa	Lauderdale By The Se	207	2		274,900		Condominium		NBEA
64	AX-10311024	Active	6463 Bay Club Drive 1	\$275,000	3130	1,200	2	2		CD		Bay Colony Club	Yes		No	1973	Broward	No Hopa	Fort Lauderdale	1	1		275,000		Condominium		FBEA

	MLS #	Status	Address	Price	Area	SqFt - Living	Total Beds	Baths - Full	Baths - Half	Type	Next Open House	Subdivision	Waterfront	Waterfrontage	Private Pool	Year Built	County	HOPA	City	Unit #	Unit Floor #	Sold Date	Current Price	Lot SqFt	Governing Bodies	Bldg #	Geo Area
65	FX-10084262	Active	2700 Yacht Club Boulevard 5B	\$275,000	3260	950	2	2		SF		CORAL COVE	Yes		No	1955	Broward	No Hopa	Fort Lauderdale	5B	1		275,000		Co-Op		FTNE
66	FX-10030364	Active	1850 S Ocean Boulevard 702	\$275,000	3121	1,002	2	2		CD		Crane Crest	Yes			1965	Broward	No Hopa	Lauderdale By The Se	702	7		275,000		Coop		NBEA
67	FX-10078243	Active	3233 NE 34th Street 819	\$276,900	3150	957	2	2		SF		Coral Ridge Towers	Yes		No	1962	Broward	Yes-Verified	Fort Lauderdale	819	8		276,900		Co-Op		FBEA
68	FX-10089377	Active	1750 S Ocean Lane 201	\$279,000	3170	1,002	2	2		SF		LAGO MAR PLACE	Yes		No	1962	Broward	Yes-Unverified	Fort Lauderdale	201	2		279,000		Co-Op		FBEA
69	FX-10068638	Active	2900 NE 30th Street 6m	\$279,000	3260	1,040	2	2		CD		Lauderdale Tower Condo	Yes		No	1964	Broward	Yes-Unverified	Fort Lauderdale	6m	6		279,000		Condominium		FTNE
70	FX-10090633	Active	2866 NE 30th Street 3	\$279,000	3260	931	2	2		SF		Lafayette Arms	Yes		No	1961	Broward	No Hopa	Fort Lauderdale	3	1		279,000		Co-Op		FTNE
71	FX-10024129	Active	3050 NE 48th Street 210	\$279,900	3250	1,661	2	2		CD		Windsor Condominium	Yes		No	1965	Broward	No Hopa	Fort Lauderdale	210	2		279,900		Condominium		FTNE
72	FX-10065974	Active	2900 NE 30th Street M-5	\$279,900	3260	1,040	2	2		CD		Lauderdale Tower Condo	Yes		No	1964	Broward	No Hopa	Fort Lauderdale	M-5	10		279,900		Condominium		FTNE
73	AX-10364137	Active New Listing	1967 SW 28th Avenue	\$280,000	3580	1,957	3	2		SF		CHULA VISTA FIRST ADD REV	Yes	62	No	1957	Broward	No Hopa	Fort Lauderdale				280,000	7,127			FTSV
74	FX-10073027	Active Price Reduced	3051 NE 48th Street 401	\$284,777	3250	1,450	2	2		CD		RIDGEVIEW TOWERS	Yes		No	1970	Broward	No Hopa	Fort Lauderdale	401	4		284,777		Condominium		FTNE
75	FX-10090669	Active	1101 River Reach Drive 318	\$284,900	3470	1,250	2	2		CD		RIVER REACH	Yes		No	1982	Broward	No Hopa	Fort Lauderdale	318	3		284,900		Condominium		FTSV
76	FX-10044528	Active	2881 NE 33rd Court 9E	\$285,000	3250	1,250	2	2		CD		The Carlyle	Yes		No	1970	Broward	No Hopa	Fort Lauderdale	9E	9		285,000		Condominium		FTNE
77	FX-10084163	Active	3051 NE 48th Street 410	\$285,000	3250	1,450	2	2		CD		Ridgeview Towers	Yes		No	1970	Broward	No Hopa	Fort Lauderdale	410	4		285,000		Condominium		FTNE
78	AX-10260920	Active	2668 NW 9th Street	\$285,000	3560	1,700	3	2		SF		WASHINGTON PARK SECOND AD	Yes	0	No	2018	Broward	No Hopa	Fort Lauderdale				285,000	6,890			FTNV
79	AX-10364488	Active	2881 NE 33rd Court 6F	\$285,900	3250	1,250	2	2		CD		Carlyle, Unit 6F	Yes		No	1970	Broward	No Hopa	Fort Lauderdale	6F	6		285,900		Condominium		FTNE
80	AX-10318672	Active	3200 N Port Royale Drive N 202	\$288,000	3240	1,290	2	2		CD		Tower of Port Royale	Yes		No	1981	Broward	No Hopa	Fort Lauderdale	202	2		288,000		Homeowner Assoc		FTNE
81	FX-10075144	Active	2820 NE 30th Street 8	\$289,000	3260	1,100	2	2		CD		LAUREL TERRACE	Yes		No	1970	Broward	No Hopa	Fort Lauderdale	8	2		289,000		Condominium		FTNE
82	FX-10083261	Active	2829 NE 33 Court 606	\$289,900	3250		2	2		CD		Imperial Condo	Yes		No	1969	Broward	No Hopa	Fort Lauderdale	606	6		289,900		Condominium		FTNE
83	FX-10073401	Active	3233 NE 34th Street 908	\$289,900	3150	1,383	3	2		SF		CORAL RIDGE TOWERS CO-OP	Yes		No	1962	Broward	Yes-Verified	Fort Lauderdale	908	9		289,900		Co-Op		FBEA
84	FX-10091968	Active	511 SE 5th Avenue 812	\$292,000	3800	1,246	2	2		CD		NuRiver Landing	Yes		No	2005	Broward	No Hopa	Fort Lauderdale	812	8		292,000		Condominium		FTSE
85	AX-10326931	Active	511 SE 5th Avenue 1008	\$298,000	3800	1,246	2	2		CD		NU River Landing	Yes		No	2005	Broward	No Hopa	Fort Lauderdale	1008	10		298,000		Condominium		FTSE
86	AX-10252856	Active	511 SE 5th Avenue 907	\$299,000	3800	1,233	2	2		CD		NURIVER LANDING	Yes		No	2005	Broward	Yes-Unverified	Fort Lauderdale	907	9		299,000		Condominium		FTSE
87	FX-10082874	Active	3200 Port Royale Drive 305	\$299,000	3240	1,290	2	2		CD		Tower At Port Royale	Yes		No	1981	Broward	No Hopa	Fort Lauderdale	305	3		299,000		Condominium		FTNE
88	FX-10086837	Active	3121 NE 51st Street 102	\$299,000	3240	1,300	2	2		CD		HERITAGE LANDINGS CONDO	Yes		No	1976	Broward	No Hopa	Fort Lauderdale	102	1		299,000		Condominium		FTNE
89	FX-10093425	Active	1435 SE 15th Street 302	\$299,000	3600	1,075	2	2		CD		RIVER BEND	Yes		No	1969	Broward	No Hopa	Fort Lauderdale	302	3		299,000		Condominium		FTSE
90	FX-10094564	Active New Listing	3201 NE 29th Street 304	\$299,000	3160	1,150	2	2		SF		hawthorn house	Yes		No	1964	Broward	No Hopa	Fort Lauderdale	304	3		299,000		Co-Op		FBEA
91	FX-10068319	Active Price Reduced	5100 Bayview Drive 303	\$299,000	3240	1,355	2	2		CD		ROYAL LAUDERDALE LANDINGS	Yes		No	1969	Broward	No Hopa	Fort Lauderdale	303	3		299,000		Condominium		FTNE
92	FX-10089476	Active	3101 NE 47th Court 304	\$299,500	3250	1,550	2	2		CD		Wilshire East	Yes		No	1970	Broward	No Hopa	Fort Lauderdale	304	3		299,500		Condominium		FTNE
93	FX-10093730	Active New Listing	2841 N Ocean Boulevard 705	\$299,900	3160	1,100	2	2		CD		Vantage View	Yes		No	1976	Broward	No Hopa	Fort Lauderdale	705	7		299,900		Homeowner Assoc		FBEA
94	FX-10093596	Active	6381 Bay Club Drive 3	\$299,900	3240	1,150	2	2		CD		Bay Colony Club	Yes		No	1972	Broward	No Hopa	Fort Lauderdale	3	2		299,900		Condominium		FTNE
95	AX-10337097	Active	520 SE 5th Avenue 2603	\$299,900	3800	1,447	3	2		CD		LAS OLAS BY THE RIVER	Yes		No	2001	Broward	No Hopa	Fort Lauderdale	2603	6		299,900		Condominium		FTSE
96	FX-10094319	Active New Listing	1917 SW 28th Way	\$299,900	3580	1,441	3	2		SF		Chula Vista	Yes	50	No	1954	Broward	No Hopa	Fort Lauderdale				299,900	12,460			FTSV
97	FX-10070621	Active	1000 River Reach Drive 504	\$300,000	3470	1,500	3	2		CD		River Reach	Yes		No	1971	Broward	No Hopa	Fort Lauderdale	504	5		300,000		Condominium		FTSV

	MLS #	Status	Address	Price	Area	SqFt - Living	Total Beds	Baths - Full	Baths - Half	Type	Next Open House	Subdivision	Waterfront	Waterfrontage	Private Pool	Year Built	County	HOPA	City	Unit #	Unit Floor #	Sold Date	Current Price	Lot SqFt	Governing Bodies	Bldg #	Geo Area
98	AX-10367811	Active	3121 NE 51st Street 103E	\$305,000	3240	1,040	2	2		CD		HERITAGE LANDINGS	Yes		No	1976	Broward	No Hopa	Fort Lauderdale	103E	1		305,000		Condominium		FTNE
99	FX-10082880	Active	2857 NE 32nd Street 26	\$309,900	3250	910	2	2		CD		Oakland Hills Apts Condo	Yes		No	1960	Broward	No Hopa	Fort Lauderdale	26	2		309,900		Condominium		FTNE
100	FX-10088956	Active	1160 N Federal Highway 1222	\$310,000	3260	1,492	2	2		CD		EAST POINT TOWERS	Yes		No	1973	Broward	No Hopa	Fort Lauderdale	1222	12		310,000		Condominium		FTNE
101	AX-10323075	Active	3031 NE 51st Street 103W	\$310,000	3240	1,040	2	2		CD		Heritage Landings	Yes		No	1976	Broward	No Hopa	Fort Lauderdale	103W	1		310,000		Condominium		FTNE
102	RX-10367939	Active	3200 Port Royale Drive N 909	\$314,800	3240	1,379	2	2	0	CD		The Tower at Port Royale	Yes		No	1981	Broward	No Hopa	Fort Lauderdale	909	9		314,800		Condo		FTNE
103	FX-10079919	Active	511 SE 5th Avenue 1012	\$315,000	3800	1,246	2	2		CD		Nu River Landing Condo	Yes		No	2005	Broward	No Hopa	Fort Lauderdale	1012	10		315,000		Condominium		FTSE
104	FX-10071039	Active	125 Isle Of Venice Drive 8	\$315,000	3280	880	2	2		CD		Caravelle	Yes		No	1989	Broward	No Hopa	Fort Lauderdale	8	2		315,000		Condominium		FTSE
105	FX-10067598	Active Price Reduced	401 SW 4th Avenue 403	\$315,000	3470	1,215	2	2		CD		Esplanade	Yes		No	2004	Broward	No Hopa	Fort Lauderdale	403	4		315,000		Condominium		FTSV
106	FX-10093628	Active	4770 Bayview Drive 307	\$317,000	3250	1,285	2	2		CD		Wellington	Yes		No	1968	Broward	No Hopa	Fort Lauderdale	307	3		317,000		Condominium		FTNE
107	FX-10093362	Active	1350 River Reach Drive 508	\$318,000	3470	1,250	2	2		CD		River Reach	Yes		No	1972	Broward	Yes-Unverified	Fort Lauderdale	508	5		318,000		Condominium		FTSV
108	FX-10094014	Active New Listing	3100 NE 49th Street 805	\$319,000	3250	1,200	2	2		CD		The Royal Mariner	Yes		No	1970	Broward	No Hopa	Fort Lauderdale	805	8		319,000		Condominium		FTNE
109	FX-10091692	Active	4770 Bayview Drive 311	\$319,900	3250	1,285	2	2		CD		THE WELLINGTON	Yes		No	1968	Broward	No Hopa	Fort Lauderdale	311	3		319,900		Condominium		FTNE
110	AX-10374421	Active New Listing	1617 SE 15th Street 504	\$322,000	3600	1,240	2	2		CD		SOUTHAMPTON	Yes		No	1969	Broward	No Hopa	Fort Lauderdale	504	5		322,000		Condominium		FTSE
111	AX-10311123	Active	511 SE 5th Avenue 714	\$324,700	3800	1,379	2	2		CD		NURIVER LANDING CONDO	Yes		No	2005	Broward	No Hopa	Fort Lauderdale	714	7		324,700		Condominium		FTSE
112	FX-10081067	Active	3051 NE 48th Street 710	\$324,788	3250	1,450	2	2		CD		RIDGEVIEW TOWERS	Yes		No	1970	Broward	No Hopa	Fort Lauderdale	710	7		324,788		Condominium		FTNE
113	FX-10066431	Active	3233 NE 34th Street 1708	\$325,000	3150	1,383	3	2		SF		Coral Ridge Towers Co-op	Yes		No	1962	Broward	Yes-Verified	Fort Lauderdale	1708	17		325,000		Co-Op		FBEA
114	FX-10085811	Active Price Reduced	6631 NW 33rd Way	\$325,000	3540	1,776	4	2		SF		Palm-Aire Village 2nd Sec	Yes	100	Yes	1974	Broward	No Hopa	Fort Lauderdale				325,000	7,705			FTNV
115	AX-10278764	Active	2820 NE 30th Street 1	\$328,000	3260	1,100	2	2		CD		Laurel Terrance Condo	Yes		No	1970	Broward	No Hopa	Fort Lauderdale	1	1		328,000		Condominium		FTNE
116	FX-10084459	Active	2670 E Sunrise Boulevard 409	\$329,000	3260	836	2	2		CD		Gallery One	Yes		No	1986	Broward	No Hopa	Fort Lauderdale	409	4		329,000		Condominium		FTNE
117	FX-10063205	Active	3111 NE 51st Street 204C	\$329,000	3240	1,300	2	2		CD		Heritage Landings	Yes		No	1976	Broward	No Hopa	Fort Lauderdale	204C	2		329,000		Homeowner Assoc		FTNE
118	FX-10080899	Active	2881 NE 33rd Court 10c	\$329,000	3260	1,250	2	2		CD		the carlyle	Yes		No	1970	Broward	No Hopa	Fort Lauderdale	10c	10		329,000		Condominium		FTNE
119	AX-10223736	Active	3121 NE 51st Street 401E	\$329,000	3240	1,300	2	2		CD		Heritage Landings	Yes		No	1976	Broward	No Hopa	Fort Lauderdale	401E	4		329,000		Condominium		FTNE
120	AX-10321743	Active	2720 SW 19th Street	\$329,900	3470	1,290	3	2		SF		BEL-TER	Yes	0	No	1961	Broward	No Hopa	Fort Lauderdale				329,900	7,334			FTSV
121	FX-10091053	Active	3100 NE 48th Street 511	\$329,900	3250	1,183	2	2		CD		Pilot House	Yes		No	1977	Broward	No Hopa	Fort Lauderdale	511	5		329,900		Condominium		FTNE
122	AX-10228495	Active	3233 NE 34th Street 1501	\$329,900	3150	1,340	3	2		CD		Coral Ridge Towers	Yes		No	1962	Broward	Yes-Unverified	Fort Lauderdale	1501	15		329,900		Coop		FBEA
123	FX-1359410	Active	3233 NE 34th Street 319	\$330,000	3150	957	2	2		SF		Coral Ridge Towers	Yes		No	1962	Broward	Yes-Verified	Fort Lauderdale	319	3		330,000		Co-Op		FBEA
124	FX-10083216	Active Price Change	1160 N Federal Highway 523	\$335,000	3260	1,491	2	2		CD		EAST POINT TOWERS	Yes		No	1973	Broward	No Hopa	Fort Lauderdale	523	5		335,000		Condominium		FTNE
125	AX-10286123	Active Price Reduced	1101 River Reach Drive 403	\$335,000	3470	1,500	2	2		CD		River Reach	Yes		No	1982	Broward	No Hopa	Fort Lauderdale	403	4		335,000		Condominium		FTSV
126	RX-10378413	Active	3090 NE 48th Street 208	\$335,000	3250	1,350	2	2	0	CD		WILLIAMSBURG CONDO	Yes		No	1964	Broward	No Hopa	Fort Lauderdale	208	2		335,000		Condo		FTNE
127	FX-10051281	Active	1770 E Las Olas Boulevard 607	\$335,000	3280	1,030	2	2		CD		Las Olas Villas	Yes		No	1979	Broward	Yes-Unverified	Fort Lauderdale	607	6		335,000		Condominium		FTSE
128	AX-10308963	Active	1947 SW 28th Avenue	\$335,950	3580	1,645	3	2		SF		CHULA VISTA FIRST ADD REV	Yes	75	No	1956	Broward	Yes-Unverified	Fort Lauderdale				335,950	8,520			FTSV
129	FX-10082981	Active	3200 NE 36th Street 902	\$338,000	3150	1,120	2	2		SF		CORAL RIDGE TOWERS NORTH	Yes		No	1963	Broward	Yes-Verified	Fort Lauderdale	902	9		338,000		Co-Op		FBEA
130	FX-10094706	Active New Listing	3333 NE 34th Street 1415	\$339,000	3150		2	2		SF		Coral Ridge Towers South	Yes		No	1968	Broward	Yes-Unverified	Fort Lauderdale	1415	14		339,000		Co-Op		FBEA

	MLS #	Status	Address	Price	Area	SqFt - Living	Total Beds	Baths - Full	Baths - Half	Type	Next Open House	Subdivision	Waterfront	Waterfrontage	Private Pool	Year Built	County	HOPA	City	Unit #	Unit Floor #	Sold Date	Current Price	Lot SqFt	Governing Bodies	Bldg #	Geo Area
131	FX-10087633	Active	1101 River Reach Drive 516	\$339,000	3470	1,500	2	2		CD		RIVER REACH	Yes		No	1982	Broward	No Hopa	Fort Lauderdale	516	5		339,000		Condominium		FTSV
132	FX-10073319	Active	818 SE 4th Street 404	\$339,900	3280	1,300	2	2		CD		RIVERCREST	Yes		No	1963	Broward	No Hopa	Fort Lauderdale	404	4		339,900		Condominium		FTSE
133	FX-10053787	Active	3050 NE 47 Court 203	\$339,900	3250	1,781	2	2		CD	Sunday, November 19 2017	THE WINSTON HOUSE	Yes		No	1970	Broward	No Hopa	Fort Lauderdale	203	2		339,900		Condominium		FTNE
134	AX-10204022	Active	340 NE Sunset Drive 1506 BONUS	\$340,000	3280	1,218	2	2		CD		ESSEX TOWER	Yes		No	1978	Broward	No Hopa	Fort Lauderdale	1506 BONUS	15		340,000		Condominium		FTSE
135	FX-10072535	Active	3090 NE 48th Street 103	\$340,000	3250	1,052	2	2		CD		WILLIAMSBURG CONDO	Yes		No	1964	Broward	No Hopa	Fort Lauderdale	103	1		340,000		Condominium		FTNE
136	AX-10356918	Active	610 W Las Olas Boulevard 1515	\$344,900	3500	1,080	2	2		CD		The Symphony	Yes		No	2005	Broward	No Hopa	Fort Lauderdale	1515	15		344,900		Condominium		FTSV
137	FX-10091753	Active	3233 NE 32nd Avenue 702	\$345,000	3150	1,400	2	2		CD		THE CONTINENTAL	Yes		No	1970	Broward	No Hopa	Fort Lauderdale	702	7		345,000		Condominium		FBEA
138	FX-10005918	Active	1750 S Ocean Boulevard 504E	\$345,000	3121	945	2	2		CD		Jade Beach Villas East	Yes		No	1965	Broward	No Hopa	Lauderdale By The Se	504E	5		345,000		Condominium		NBEA
139	FX-10046588	Active	2670 E Sunrise Boulevard 1234	\$345,900	3260	1,040	2	2		CD		DOUBLETREE GALLERY ONE	Yes		No	1986	Broward	No Hopa	Fort Lauderdale	1234	12		345,900		Condominium		FTNE
140	AX-10045770	Active	511 SE 5th Avenue 1009	\$348,000	3800	1,246	2	2		CD		NURIVER LANDING	Yes			2005	Broward	No Hopa	Fort Lauderdale	1009	10		348,000		Condo		FTSE
141	AX-10233780	Active	1620 S Ocean Boulevard 3J	\$348,900	3121	1,250	2	2		CD		Ocean Colony	Yes		No	1970	Broward	No Hopa	Lauderdale By The Se	3J	3		348,900		Condominium		NBEA
142	FX-10083620	Active	610 W Las Olas Boulevard 1114N	\$349,000	3500	1,000	2	2		CD		Symphony North Condominiu	Yes		No	2005	Broward	No Hopa	Fort Lauderdale	1114N	11		349,000		Condominium		FTSV
143	FX-10093790	Active New Listing	1771 NE 4th Avenue B6	\$349,000	3270	1,786	2	2	1	TH		RIVER LANDINGS	Yes		No	2002	Broward	No Hopa	Fort Lauderdale	B6	1		349,000		Condominium		FTNE
144	FX-10086250	Active	4010 Galt Ocean Drive 514	\$349,000	3150	1,290	2	2		CD		OCEAN SUMMIT	Yes		No	1965	Broward	No Hopa	Fort Lauderdale	514	5		349,000		Condominium		FBEA
145	AX-10344664	Active	1535 SE 15th Street 101	\$349,000	3600	1,130	2	2		CD		Harbor View	Yes		No	1979	Broward	No Hopa	Fort Lauderdale	101	1		349,000		Condominium		FTSE
146	AX-10288161	Active Price Reduced	401 SW 4th Avenue 702	\$349,000	3470	1,056	2	2		CD		ESPLANADE	Yes		No	2004	Broward	No Hopa	Fort Lauderdale	702	7		349,000		Condominium		FTSV
147	FX-10092466	Active	1200 N Fort Lauderdale Beac 3	\$349,900	3160	872	2	2		CD	Sunday, November 19 2017	Club Condo	Yes		No	1966	Broward	No Hopa	Fort Lauderdale	3	2		349,900		Condominium		FBEA
148	FX-10060003	Active	511 SE 5th Avenue 2211	\$350,000	3800	1,246	2	2		CD		NuRiver Landing	Yes		No	2006	Broward	No Hopa	Fort Lauderdale	2211	22		350,000		Condominium		FTSE
149	AX-10271777	Active	511 SE 5th Avenue 2110	\$350,000	3800	1,246	2	2		CD		Nu River Landing	Yes		No	2005	Broward	No Hopa	Fort Lauderdale	2110	20		350,000		Condominium		FTSE
150	FX-10090341	Active	5100 Dupont Boulevard 6M	\$350,000	3240	1,243	2	2		CD		Warwick	Yes		No	1978	Broward	No Hopa	Fort Lauderdale	6M	6		350,000		Condominium		FTNE

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Legend	
1. 1752 NW 3rd Ter 211C, Fort Lauderdale, FL 33311(FX-10093661)	76. 2881 NE 33rd Court 9E, Fort Lauderdale, FL 33306(FX-10044528)
2. 1752 NW 3rd Ter 315C, Fort Lauderdale, FL 33311(FX-10089466)	77. 3051 NE 48th Street 410, Fort Lauderdale, FL 33308(FX-10084163)
3. 5170 SW 40th Avenue 1E, Fort Lauderdale, FL 33314(FX-10092655)	78. 2668 NW 9th Street, Fort Lauderdale, FL 33311(AX-10260920)
4. 3233 NE 34th Street 410, Fort Lauderdale, FL 33308(FX-10092388)	79. 2881 NE 33rd Court 6F, Fort Lauderdale, FL 33306(AX-10364488)
5. 3233 NE 34th Street 607, Fort Lauderdale, FL 33308(FX-10081703)	80. 3200 N Port Royale Drive N 202, Fort Lauderdale, FL 33308(AX-10318672)
6. 1790 E Las Olas Boulevard 16, Fort Lauderdale, FL 33301(FX-10089120)	81. 2820 NE 30th Street 8, Fort Lauderdale, FL 33306(FX-10075144)
7. 3233 NE 34th Street 912, Fort Lauderdale, FL 33308(FX-10069657)	82. 2829 NE 33 Court 606, Fort Lauderdale, FL 33306(FX-10083261)
8. 1400 NE 57th Court 303, Fort Lauderdale, FL 33334(FX-10094240)	83. 3233 NE 34th Street 908, Fort Lauderdale, FL 33308(FX-10073401)
9. 3200 NE 36th Street 422, Fort Lauderdale, FL 33308(FX-10060476)	84. 511 SE 5th Avenue 812, Fort Lauderdale, FL 33301(FX-10091968)
10. 3233 NE 34th Street 715, Fort Lauderdale, FL 33308(FX-10061352)	85. 511 SE 5th Avenue 1008, Fort Lauderdale, FL 33301(AX-10326931)
11. 1100 SW 12th Street 209, Fort Lauderdale, FL 33315(FX-10059305)	86. 511 SE 5th Avenue 907, Fort Lauderdale, FL 33301(AX-10252856)
12. 3200 NE 36th Street 519, Fort Lauderdale, FL 33308(FX-10089197)	87. 3200 Port Royale Drive 305, Fort Lauderdale, FL 33308(FX-10082874)
13. 3200 NE 36th Street 1410, Fort Lauderdale, FL 33308(FX-10044848)	88. 3121 NE 51st Street 102, Fort Lauderdale, FL 33308(FX-10086837)
14. 1000 River Reach Drive 416, Fort Lauderdale, FL 33315(AX-10199624)	89. 1435 SE 15th Street 302, Fort Lauderdale, FL 33316(FX-10093425)
15. 3200 NE 36th Street 312, Fort Lauderdale, FL 33308(FX-1222278)	90. 3201 NE 29th Street 304, Fort Lauderdale, FL 33308(FX-10094564)
16. 3200 NE 36th Street 1516, Fort Lauderdale, FL 33308(FX-10049519)	91. 5100 Bayview Drive 303, Fort Lauderdale, FL 33308(FX-10068319)
17. 1350 River Reach Drive 111, Fort Lauderdale, FL 33315(FX-10053485)	92. 3101 NE 47th Court 304, Fort Lauderdale, FL 33308(FX-10089476)
18. 3200 NE 36th Street 1021, Fort Lauderdale, FL 33308(FX-10065315)	93. 2841 N Ocean Boulevard 705, Fort Lauderdale, FL 33308(FX-10093730)
19. 1308 Bayview Drive 2B, Fort Lauderdale, FL 33304(FX-10093853)	94. 6381 Bay Club Drive 3, Fort Lauderdale, FL 33308(FX-10093596)
20. 1201 River Reach Drive 411, Fort Lauderdale, FL 33315(FX-10062858)	95. 520 SE 5th Avenue 2603, Fort Lauderdale, FL 33301(AX-10337097)
21. 900 River Reach Drive 120, Fort Lauderdale, FL 33315(AX-10286995)	96. 1917 SW 28th Way, Fort Lauderdale, FL 33312(FX-10094319)
22. 2881 NE 33rd Court 4F, Fort Lauderdale, FL 33306(AX-10342746)	97. 1000 River Reach Drive 504, Fort Lauderdale, FL 33315(FX-10070621)
23. 1881 Middle River Drive 206, Fort Lauderdale, FL 33305(FX-10078255)	98. 3121 NE 51st Street 103E, Fort Lauderdale, FL 33308(AX-10367811)

24. 2591 NE 55th Court 107, Fort Lauderdale, FL 33308(AX-1038465)	99. 2857 NE 32nd Street 26, Fort Lauderdale, FL 33306(FX-10082880)
25. 1160 N Federal Highway 223, Fort Lauderdale, FL 33304(FX-10082319)	100. 1160 N Federal Highway 1222, Fort Lauderdale, FL 33304(FX-10088956)
26. 3275 NW 44th Street 5, Fort Lauderdale, FL 33309(AX-10350795)	101. 3031 NE 51st Street 103W, Fort Lauderdale, FL 33308(AX-10323075)
27. 1600 SE 15th Street 515, Fort Lauderdale, FL 33316(FX-10090696)	102. 3200 Port Royale Drive N 909, Fort Lauderdale, FL 33308(RX-10367939)
28. 1200 SW 12th Street 310, Fort Lauderdale, FL 33315(FX-10086727)	103. 511 SE 5th Avenue 1012, Fort Lauderdale, FL 33301(FX-10079919)
29. 3301 NE 32nd Avenue 202, Fort Lauderdale, FL 33308(FX-10061223)	104. 125 Isle Of Venice Drive 8, Fort Lauderdale, FL 33301(FX-10071039)
30. 2700 Yacht Club Boulevard 7A, Fort Lauderdale, FL 33304(FX-10080283)	105. 401 SW 4th Avenue 403, Fort Lauderdale, FL 33315(FX-10067598)
31. 900 River Reach Drive 305, Fort Lauderdale, FL 33315(FX-10074819)	106. 4770 Bayview Drive 307, Fort Lauderdale, FL 33308(FX-10093628)
32. 6471 Bay Club Drive 4, Fort Lauderdale, FL 33308(FX-10059528)	107. 1350 River Reach Drive 508, Fort Lauderdale, FL 33315(FX-10093362)
33. 4959 Windward Way 4106, Fort Lauderdale, FL 33312(FX-10063126)	108. 3100 NE 49th Street 805, Fort Lauderdale, FL 33308(FX-10094014)
34. 3233 NE 34th Street 304, Fort Lauderdale, FL 33308(FX-10065640)	109. 4770 Bayview Drive 311, Fort Lauderdale, FL 33308(FX-10091692)
35. 6287 Bay Club Drive 1, Fort Lauderdale, FL 33308(FX-10087952)	110. 1617 SE 15th Street 504, Fort Lauderdale, FL 33316(AX-10374421)
36. 6235 Bay Club Drive 3, Fort Lauderdale, FL 33308(FX-10086241)	111. 511 SE 5th Avenue 714, Fort Lauderdale, FL 33301(AX-10311123)
37. 6205 Bay Club Drive 4, Fort Lauderdale, FL 33308(FX-10076008)	112. 3051 NE 48th Street 710, Fort Lauderdale, FL 33308(FX-10081067)
38. 3200 NE 36th Street 1521, Fort Lauderdale, FL 33308(FX-10044846)	113. 3233 NE 34th Street 1708, Fort Lauderdale, FL 33308(FX-10066431)
39. 2841 NE 33rd Court 404, Fort Lauderdale, FL 33306(FX-10083924)	114. 6631 NW 33rd Way, Fort Lauderdale, FL 33309(FX-10085811)
40. 1535 SE 15th Street 208, Fort Lauderdale, FL 33316(RX-10347981)	115. 2820 NE 30th Street 1, Fort Lauderdale, FL 33306(AX-10278764)
41. 3200 Port Royale Drive 309, Fort Lauderdale, FL 33308(FX-10092279)	116. 2670 E Sunrise Boulevard 409, Fort Lauderdale, FL 33304(FX-10084459)
42. 3233 NE 34th Street 1612, Fort Lauderdale, FL 33308(FX-10066817)	117. 3111 NE 51st Street 204C, Fort Lauderdale, FL 33308(FX-10063205)
43. 3233 NE 34th Street 812, Fort Lauderdale, FL 33308(FX-10093851)	118. 2881 NE 33rd Court 10c, Fort Lauderdale, FL 33306(FX-10080899)
44. 900 River Reach Drive 516, Fort Lauderdale, FL 33315(AX-10358164)	119. 3121 NE 51st Street 401E, Fort Lauderdale, FL 33308(AX-10223736)
45. 2700 Yacht Club Boulevard 7C, Fort Lauderdale, FL 33304(AX-10325330)	120. 2720 SW 19th Street, Fort Lauderdale, FL 33312(AX-10321743)
46. 1850 S Ocean Boulevard 106, Lauderdale By The Se, FL 33062(FX-10086811)	121. 3100 NE 48th Street 511, Fort Lauderdale, FL 33308(FX-10091053)
47. 1920 S Ocean Drive 801, Fort Lauderdale, FL 33316(FX-10086843)	122. 3233 NE 34th Street 1501, Fort Lauderdale, FL 33308(AX-10228495)
48. 1101 River Reach Drive 109, Fort Lauderdale, FL 33315(FX-10035073)	123. 3233 NE 34th Street 319, Fort Lauderdale, FL 33308(FX-1359410)
49. 3100 NE 49th Street 507, Fort Lauderdale, FL 33308(RX-10275962)	124. 1160 N Federal Highway 523, Fort Lauderdale, FL 33304(FX-10083216)
50. 6379 Bay Club Drive 2, Fort Lauderdale, FL 33308(FX-10089318)	125. 1101 River Reach Drive 403, Fort Lauderdale, FL 33315(AX-10286123)
51. 3015 N Ocean Boulevard 8H, Fort Lauderdale, FL 33308(FX-10092657)	126. 3090 NE 48th Street 208, Fort Lauderdale, FL 33308(RX-10378413)
52. 1201 River Reach Drive 402, Fort Lauderdale, FL 33315(FX-10074221)	127. 1770 E Las Olas Boulevard 607, Fort Lauderdale, FL 33301(FX-10051281)
53. 6487 Bay Club Drive 4, Fort Lauderdale, FL 33308(FX-10090319)	128. 1947 SW 28th Avenue, Fort Lauderdale, FL 33312(AX-10308963)
54. 1170 N Federal Hy 1209, Fort Lauderdale, FL 33304(AX-10191227)	129. 3200 NE 36th Street 902, Fort Lauderdale, FL 33308(FX-10082981)
55. 3200 Port Royale Drive 308, Fort Lauderdale, FL 33308(FX-10074830)	130. 3333 NE 34th Street 1415, Fort Lauderdale, FL 33308(FX-10094706)
56. 1850 S Ocean Boulevard 903, Lauderdale By The Se, FL 33062(FX-10080127)	131. 1101 River Reach Drive 516, Fort Lauderdale, FL 33315(FX-10087633)
57. 511 SE 5th Avenue 711, Fort Lauderdale, FL 33301(AX-10363788)	132. 818 SE 4th Street 404, Fort Lauderdale, FL 33301(FX-10073319)
58. 1301 River Reach Drive 110, Fort Lauderdale, FL 33315(FX-10087106)	133. 3050 NE 47 Court 203, Fort Lauderdale, FL 33308(FX-10053787)
59. 1461 S Ocean Boulevard 104, Lauderdale By The Se, FL 33062(FX-10072708)	134. 340 NE Sunset Drive 1506 BONUS, Fort Lauderdale, FL 33301(AX-10204022)
60. 3051 NE 48th Street 404, Fort Lauderdale, FL 33308(FX-10059534)	135. 3090 NE 48th Street 103, Fort Lauderdale, FL 33308(FX-10072535)
61. 5100 Bayview Drive 505, Fort Lauderdale, FL 33308(FX-10001184)	136. 610 W Las Olas Boulevard 1515, Fort Lauderdale, FL 33312(AX-10356918)
62. 1201 River Reach Drive 317, Fort Lauderdale, FL 33315(FX-10091176)	137. 3233 NE 32nd Avenue 702, Fort Lauderdale, FL 33308(FX-10091753)
63. 1500 S Ocean Boulevard 207, Lauderdale By The Se, FL 33062(FX-10088172)	138. 1750 S Ocean Boulevard 504E, Lauderdale By The Se, FL 33062(FX-10005918)
64. 6463 Bay Club Drive 1, Fort Lauderdale, FL 33308(AX-10311024)	139. 2670 E Sunrise Boulevard 1234, Fort Lauderdale, FL 33304(FX-10046588)
65. 2700 Yacht Club Boulevard 5B, Fort Lauderdale, FL 33304(FX-10084262)	140. 511 SE 5th Avenue 1009, Fort Lauderdale, FL 33301(AX-10045770)
66. 1850 S Ocean Boulevard 702, Lauderdale By The Se, FL 33062(FX-10030364)	141. 1620 S Ocean Boulevard 3J, Lauderdale By The Se, FL 33062(AX-10233780)
67. 3233 NE 34th Street 819, Fort Lauderdale, FL 33308(FX-10078243)	142. 610 W Las Olas Boulevard 1114N, Fort Lauderdale, FL 33312(FX-10083620)

68. 1750 S Ocean Lane 201, Fort Lauderdale, FL 33316(FX-10089377)	143. 1771 NE 4th Avenue B6, Fort Lauderdale, FL 33305(FX-10093790)
69. 2900 NE 30th Street 6m, Fort Lauderdale, FL 33306(FX-10068638)	144. 4010 Galt Ocean Drive 514, Fort Lauderdale, FL 33308(FX-10086250)
70. 2866 NE 30th Street 3, Fort Lauderdale, FL 33306(FX-10090633)	145. 1535 SE 15th Street 101, Fort Lauderdale, FL 33316(AX-10344664)
71. 3050 NE 48th Street 210, Fort Lauderdale, FL 33308(FX-10024129)	146. 401 SW 4th Avenue 702, Fort Lauderdale, FL 33315(AX-10288161)
72. 2900 NE 30th Street M-5, Fort Lauderdale, FL 33306(FX-10065974)	147. 1200 N Fort Lauderdale Beac 3, Fort Lauderdale, FL 33304(FX-10092466)
73. 1967 SW 28th Avenue, Fort Lauderdale, FL 33312(AX-10364137)	148. 511 SE 5th Avenue 2211, Fort Lauderdale, FL 33301(FX-10060003)
74. 3051 NE 48th Street 401, Fort Lauderdale, FL 33308(FX-10073027)	149. 511 SE 5th Avenue 2110, Fort Lauderdale, FL 33301(AX-10271777)
75. 1101 River Reach Drive 318, Fort Lauderdale, FL 33315(FX-10090669)	150. 5100 Dupont Boulevard 6M, Fort Lauderdale, FL 33308(FX-10090341)

Residential Customer Report

Address: 1752 NW 3rd Ter 211C, Fort Lauderdale, FL 33311

MLS#: FX-10093661

St: Active

List Price: \$155,000



Area: 3390
Geo Area: FTNW
County: Broward
Parcel ID: 494234AH0300
Subdivision: Hidden Harbor
Development Name: Hidden Harbor
Model Name:
Lot Dimensions:
List Price Sqft: 158.97
Waterfront: Yes
Waterfrontage:

Legal Desc: HIDDEN HARBOR C CONDO UNIT 211

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 975	SqFt - Total: 975	Guest Hse:	Yr Blt: 1974	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: No
Baths - Total: 2	Year Built: 1974	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 3	Land Lease: 0	HOA/POA/COA (Monthly): 400	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 2,359
Ttl Units in Complex:	Min Days to Lease: 365	Brand Name:	Special Assmnt:
Unit Floor #: 2	Application Fee: 200	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: River	Restrict: No Lease 1st Year
Construction: Block; CBS; Concrete	View: Canal; Pool	HOPA: No Hopa
Unit Desc: Exterior Catwalk	Private Pool:	Boat Services:
Flooring: Wood Floor	Security: Entry Phone; Fence; Wall	Guest House:
Furnished:	Membership:	Taxes:
Dining Area:	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities:	
Special Info: Sold As-Is		
Rooms:		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl: Cable; Common Areas; Insurance-Other; Laundry Facilities; Lawn Care; Maintenance-Exterior; Parking; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Range - Electric; Refrigerator; Water Heater - Elec		
Private Pool:		
Parking: Assigned		
Lot Description:		
Subdiv. Amenities: Cabana; Clubhouse; Common Laundry; Community Room; Elevator; Exercise Room; Picnic Area; Pool; Sauna		
Exterior Features: Screened Balcony		
Interior Features: Split Bedroom; Walk-in Closet		

Directions: N. Andrews Ave to 17th Ct NW to 3rd Ter NW to Property entrance. Gate code and CBS code for Supra will be provided through showing time.

Public Remarks: Enjoy your harbor, the manatees and your pool view while sipping your morning coffee from the covered and screened terrace of this second story, nicely updated Hidden Harbor home. Hidden Harbor is a private enclave on the south fork of the Middle River. Excellent amenities in a secluded, gated complex. The unit has been updated with newer kitchen, hardwood floors, impact windows and roll down shutter for slider, and new master bath. Convenient to both downtown Fort Lauderdale and Wilton Manors.

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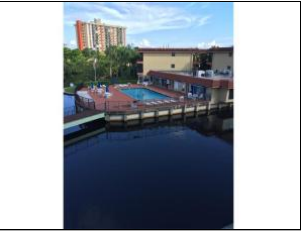
Residential Customer Report

Address: 1752 NW 3rd Ter 315C, Fort Lauderdale, FL 33311

MLS#: FX-10089466

St: Active

List Price: \$159,900



Area: 3390
Geo Area: FTNW
County: Broward
Parcel ID: 494234AH0530
Subdivision: Hidden Harbor
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 164
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: HIDDEN HARBOR C CONDO UNIT 315

Short Sale: No

Short Sale Add:

REO: Yes

SqFt - Living: 975	SqFt - Total: 975	Guest Hse:	Yr Blt: 1974	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: No
Baths - Total: 2	Year Built: 1974	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 3	Land Lease: 0	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 2,393
Ttl Units in Complex:	Min Days to Lease: 90	Brand Name:	Special Assmnt:
Unit Floor #: 3	Application Fee: 150	Mobile Home Size:	
		Decal #:	


Design: Other Arch	Waterfront Details: River	Restrict:
Construction: CBS	View: River	HOPA: No Hopa
Unit Desc: Exterior Catwalk	Private Pool: Heated	Boat Services:
Flooring: Carpet; Ceramic Tile; Wood Floor	Security: Entry Phone; Wall	Guest House:
Furnished:	Membership:	Taxes:
Dining Area:	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities:	
Special Info:		
Rooms:		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl: Common Areas; Elevator; Insurance-Other; Lawn Care; Maintenance-Exterior; Manager; Pool Service; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Water Heater - Elec		
Private Pool: Heated		
Parking: Assigned; Guest		
Lot Description:		
Subdiv. Amenities: Bike Storage; Common Laundry; Community Room; Exercise Room; Extra Storage		
Exterior Features: Open Balcony		
Interior Features: Pantry; Walk-in Closet		

Directions: Andrews to NW 17th Ct. West to NW 3rd Terrace North to entrance
Public Remarks: Unbelievable views of the Middle River and pool from this beautiful updated condo!!! Hurricane impact windows/doors, granite kitchen with marble floors and back splash, beautiful maple cabinets, hardwood floors in living area, recessed lighting in baths, kitchen and master walk-in closet. The incredible master closet is very spacious and amazingly designed! Crown moulding and chair rails in dining and living room. Guest bath recently finished with subway tiles river rock floor and double headed shower

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Residential Customer Report

Address: 5170 SW 40th Avenue 1E, Fort Lauderdale, FL 33314



Area: 3070

Geo Area: HWCE - Hollywood Central (3070-3100)

County: Broward

Parcel ID: 504231AD0010

Subdivision: OAK HILL

Development Name:

Model Name:

Lot Dimensions:

List Price Sqft: 156.6

Waterfront: Yes

Waterfrontage:

Legal Desc: OAK HILLS 4 CONDO UNIT 1E

MLS#: FX-10092655

St: Active

List Price: \$166,000

Type: Condo/Coop

Lot Dimensions:

Type: Condo/Coop

Dock:

Private Pool: No

Baths - Total: 2

Garage Spaces:

Ele School: Stirling

Middle School: Attucks

High School: Hollywood HI High

Short Sale Add:

REO: No

SqFt - Living: 1,060

BD: 2

Baths - Total: 2

SqFt - Total: 1,060

FB: 2

Year Built: 1973

Guest Hse:

Baths - Half:

Front Exp: E

Yr Blt: 1973

Yr Blt Des: Resale

Pool Size:

Pets Allowed: No

Bldg #:

Total Floors/Stories: 2

Total Units in Bldg: 29

Ttl Units in Complex: 90

Unit Floor #: 1

Governing Bodies: Condominium

Land Lease: 0

Recreation Lease: 0

Min Days to Lease: 365

Application Fee: 100

Membership Fee Amount:

HOA/POA/COA (Monthly): 346

Serial #:

Tax Year: 2016

Taxes: 373

Special Assmnt:

Design:

Construction: Block; Concrete

Unit Desc: Corner

Flooring: Carpet

Furnished: Unfurnished

Dining Area: Dining-Living

Guest House:

Roof:

Special Info:

Rooms:

Master Bedroom/Bath: Combo Tub/Shower

Dining Area: Dining-Living

Window Treatments: Verticals

Maintenance Fee Incl: Common Areas; Insurance-Other; Lawn Care; Maintenance-Exterior; Parking; Pool Service; Sewer; Trash Removal; Water

Equip/Appl Included: Dishwasher; Microwave; Range - Electric; Refrigerator; Water Heater - Elec

Private Pool:

Parking: Assigned; Guest

Lot Description:

Subdiv. Amenities: Clubhouse; Pool

Exterior Features: Screened Balcony

Interior Features:

Waterfront Details: Interior Canal

View: Garden; Pool

Private Pool:

Security: None

Membership:

Cooling: Central

Heating: Central

Utilities:

Restrict: Lease OK; Lease OK w/Restrict; Pet Restrictions

HOPA: No Hopa

Boat Services:

Guest House:

Taxes: Homestead

Terms Considered: Conventional

Mobile Features:

Directions: Please use GPS. Building E. 1st floor cornet unit. Parking is on the side of the building.

Public Remarks: Impeccable unit, 2 bedrooms with master overlooking the garden and water area. Fully remodeled in excellent condition, that can be rented day one,- an investor dream-. Beautiful view of the garden and water fountain, granite countertops, ceramic floors, tub and shower combination, located on the 1st floor, corner unit, which makes it larger than others. Lots of visitor parking and a located close to the Hard Rock Casino. Location, location, location. Rarely available in this community.

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Residential Customer Report

Address: 3233 NE 34th Street 410, Fort Lauderdale, FL 33308

MLS#: FX-10092388

St: Active

List Price: \$169,000



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319NR0530
Subdivision: Coral Ridge Towers Orig
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 154.06
Waterfront: Yes
Waterfrontage:
Legal Desc: CORAL RIDGE TOWERS CO-OP UNIT 410

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

																Legal Desc: CORAL RIDGE TOWERS CO-OP UNIT 410																																	
Short Sale: No																Short Sale Add:																REO: No																	
Master Bedroom				11'9"		X		14'5"		Living Room				16'1"		X		19'6"		Patio/Balcony				16'6"		X		6'2"		Kitchen				16'5'		X		7'11"											
Bedroom 2				11'9"		X		12'4"																																									
SqFt - Living: 1,097										SqFt - Total:										Guest Hse:										Yr Blt: 1962										Pool Size:									
BD: 2										FB: 2										Baths - Half:										Yr Blt Des: Resale										Pets Allowed: No									
Baths - Total: 2										Year Built: 1962										Front Exp:																													

Bldg #:	Governing Bodies: Co-Op	Membership Fee Amount:	Serial #:
Total Floors/Stories: 16	Land Lease: 0	HOA/POA/COA (Monthly): 437	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 833
Ttl Units in Complex: 329	Min Days to Lease: 0	Brand Name:	Special Assmnt:
Unit Floor #: 4	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design: Courtyard	Waterfront Details: Intracoastal	Restrict: Daily Rentals; No Lease; No Truck/RV; Pet Restrictions
Construction: Block; Concrete	View: Ocean; Pool	HOPA: Yes-Verified
Unit Desc:	Private Pool: Heated	Boat Services: Common Dock
Flooring: Ceramic Tile	Security: Entry Card; Gate - Manned; TV Camera	Guest House:
Furnished: Furniture Negotiable	Membership:	Taxes: Homestead
Dining Area: Dining-Living	Cooling: Ceiling Fan; Wall-Win A/C	Terms Considered: Conventional
Guest House:	Heating: No Heat	Mobile Features:
Roof:	Utilities: Cable	
Special Info: Handyman; Sold As-Is		
Rooms:		
Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Ground		
Dining Area: Dining-Living		
Window Treatments: Blinds		
Maintenance Fee Incl: Cable; Elevator; Laundry Facilities; Lawn Care; Maintenance-Exterior; Manager; Pest Control; Pool Service; Reserve Funds; Roof Maintenance; Security; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Microwave; Smoke Detector		
Private Pool: Heated		
Parking: Assigned		
Lot Description:		
Subdiv. Amenities: Bike Storage; Boating; Clubhouse; Common Laundry; Community Room; Elevator; Exercise Room; Extra Storage; Library; Picnic Area; Putting Green; Shuffleboard		
Exterior Features: Open Balcony		
Interior Features: Entry Lvl Lvng Area		

Directions: TAKE OAKLAND PARK BLVD EAST TO THE END (OCEAN BLVD) AND TAKE A LEFT. TURN LEFT ONTO 34TH STREET AND GO ALMOST TO END. 3233 WILL BE ON YOUR RIGHT. PARK IN BACK RIGHT HAND CORNER OF LOT IN A MARKED VISITOR SPOT, AND CHECK IN WITH GUARD AT DESK.

Public Remarks: Estate Sale Special, Priced to Move Fast! Located One Of Fort Lauderdale's Premier 55+ Communities. Unit Is in Need of Updates, Unit Has Impact Windows, & a Balcony overlooking the City & Pool Area. Share Amenities w/ Association Such As Heated Pool, Exercise Room, Putting Green, Shuffleboard & Access To The Water Taxi. 24 Hour Security & Management On Site.

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Residential Customer Report

Address: 3233 NE 34th Street 607, Fort Lauderdale, FL 33308

MLS#: FX-10081703

St: Active

List Price: \$179,500



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319NR0940
Subdivision: CORAL RIDGE TOWERS
Development Name:
Model Name: CORAL RIDGE TOWERS
Lot Dimensions:
List Price Sqft: 160.27
Waterfront: Yes
Waterfrontage:
Legal Desc: CORAL RIDGE TOWERS CO-OP UNIT 607

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,120	SqFt - Total: 1,225	Guest Hse:	Yr Blt: 1962	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1962	Front Exp: N		

Bldg #:	Governing Bodies: Co-Op	Membership Fee Amount: 0	Serial #:
Total Floors/Stories: 17	Land Lease: 0	HOA/POA/COA (Monthly): 500	Tax Year: 2016
Total Units in Bldg: 329	Recreation Lease: 0		Taxes: 3,595
Ttl Units in Complex: 1,423	Min Days to Lease: 0	Brand Name:	Special Assmnt:
Unit Floor #: 6	Application Fee: 100	Mobile Home Size:	
		Decal #:	


Design:	Waterfront Details: Intracoastal	Restrict: No Lease; No Truck/RV
Construction:	View: Intracoastal; Ocean	HOPA: Yes-Verified
Unit Desc: Interior Hallway	Private Pool: Heated	Boat Services: Common Dock
Flooring: Carpet; Tile	Security: Doorman; Entry Card; Lobby	Guest House:
Furnished: Furnished	Membership:	Taxes: No Homestead
Dining Area: Breakfast Area; Dining Family; Eat-In Kitchen	Cooling: Wall-Win A/C	Terms Considered: Cash
Guest House:	Heating: Window/Wall	Mobile Features:
Roof:	Utilities: Cable	
Special Info: Sold As-Is		
Rooms: Storage		
Master Bedroom/Bath: Combo Tub/Shower		
Dining Area: Breakfast Area; Dining Family; Eat-In Kitchen		
Window Treatments: Blinds		
Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Laundry Facilities; Lawn Care; Legal/Accounting; Maintenance-Exterior; Manager; Parking; Roof Maintenance; Security; Trash Removal; Water		
Equip/Appl Included: Range - Electric; Refrigerator		
Private Pool: Heated		
Parking: Assigned; Guest; No Motorcycle		
Lot Description:		
Subdiv. Amenities: Boating; Clubhouse; Common Laundry; Community Room; Exercise Room; Putting Green; Shuffleboard; Trash Chute		
Exterior Features: Open Balcony		
Interior Features: Foyer; Stack Bedrooms		

Directions: OAKLAND PARK BLVD EAST TO A1A/OCEAN BLVD. LEFT/NORTH TO NE 34 ST. LEFT/WEST ALL THE WAY TO THE END. BUILDING ON THE INTRACOASTAL PARK IN GUEST PARKING. SIGN IN FRONT DESK.
Public Remarks: Fabulous condo in the best location on Galt Ocean Mile. Intracoastal and ocean views! New hurricane impact windows and doors installed! Low monthly maintenance includes Cable TV,24 hour security, and on site management.. Located across the street from the beach. Water taxi is at your front door. Heated and cooled pool directly on the Intracoastal. Don't miss the best value in Coral Ridge Towers! 55 and up building.

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Residential Customer Report

Address: 1790 E Las Olas Boulevard 16, Fort Lauderdale, FL 33301



Area: 3280

Geo Area: FTSE

County: Broward

Parcel ID: 504211NT0060

Subdivision: MAYFAIR ARMS

Development Name:

Model Name:

Lot Dimensions:

List Price Sqft: 164.35

Waterfront: Yes

Waterfrontage:

Legal Desc: MAYFAIR ARMS CO-OP UNIT 16

Short Sale: No

MLS#: FX-10089120

Type: Single Family Detached

Lot Dimensions:

Type: Single Family Detached

Dock:

Private Pool: No

Baths - Total: 2

Garage Spaces:

St: Active

List Price: \$189,000

Short Sale Add:

REO: No

SqFt - Living: 1,150

BD: 2

Baths - Total: 2

SqFt - Total:

FB: 2

Year Built: 1959

Guest Hse:

Baths - Half:

Front Exp:

Yr Blt: 1959

Yr Blt Des: New Construction

Pool Size:

Pets Allowed: Yes

Bldg #:

Total Floors/Stories: 3

Total Units in Bldg:

Ttl Units in Complex:

Unit Floor #: 1

Governing Bodies: Co-Op

Land Lease: 30

Recreation Lease: 0

Min Days to Lease: 0

Application Fee: 200

Membership Fee Amount: 0

HOA/POA/COA (Monthly): 300

Brand Name:

Mobile Home Size:

Decal #:

Serial #:

Tax Year: 2016

Taxes: 2,914

Special Assmnt:

Design:

Construction: Block; Concrete

Unit Desc: Exterior Catwalk

Flooring: Tile

Furnished:

Dining Area:

Guest House:

Roof:

Special Info: Sold As-Is

Rooms:

Master Bedroom/Bath:

Dining Area:

Window Treatments:

Maintenance Fee Incl: Cable; Elevator; Insurance-Other; Laundry Facilities; Maintenance-Exterior

Equip/Appl Included: Dishwasher; Disposal; Dryer; Washer

Private Pool:

Parking: Assigned; Guest

Lot Description:

Subdiv. Amenities: Elevator

Exterior Features: Fruit Tree(s)

Interior Features:

Waterfront Details: Interior Canal

View: Canal; Garden

Private Pool:

Security:

Membership:

Cooling: Ceiling Fan; Central

Heating: Central

Utilities: Cable

Restrict: No Lease

HOPA: No Hopa

Boat Services: Common Dock

Guest House:

Taxes: No Homestead

Terms Considered: Cash

Mobile Features:

Directions: LAS OLAS BOULEVARD ACROSS FROM HENDRICK'S ISLE

Public Remarks: ATTENTION: OLD FLORIDA CHARM AT ITS BEST!, MULTIMILLION DOLLAR VIEWS, PARK YOUR CAR STEPS AWAY FROM YOUR DOOR. WALK TO LAS OLAS, BEACH AND ENTERTAINMENT. LAND LEASE IS INCLUDED IN THE MAINTENANCE AND IS NON-ESCALATING. DOCKAGE FOR SMALL BOAT AVAILABLE. WASHER & DRYER IN UNIT CENTRAL A/C & TANKLESS WATER HEATER. NO RENTALS. NO DOGS. VERY LOW MAINTENANCE FOR THE AREA. BRING YOUR OFFERS!

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Residential Customer Report

Address: 3233 NE 34th Street 912, Fort Lauderdale, FL 33308

MLS#: FX-10069657

St: Active

List Price: \$189,000



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319NR1650
Subdivision: Coral Ridge Towers Origin
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 192.46
Waterfront: Yes
Waterfrontage:

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: CORAL RIDGE TOWERS CO-OP UNIT 912

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 982	SqFt - Total:	Guest Hse:	Yr Blt: 1962	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Unknown	Pets Allowed: No
Baths - Total: 2	Year Built: 1962	Front Exp:		

Bldg #:	Governing Bodies: Co-Op	Membership Fee Amount:	Serial #:
Total Floors/Stories: 10	Land Lease: 0	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 3,218
Ttl Units in Complex:	Min Days to Lease: 0	Brand Name:	Special Assmnt:
Unit Floor #: 9	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design: Other Arch	Waterfront Details:	Restrict: No Lease; Other
Construction: CBS	View: Ocean	HOPA: Yes-Verified
Unit Desc: Interior Hallway	Private Pool: Heated	Boat Services:
Flooring: Carpet	Security: Doorman; Lobby	Guest House:
Furnished:	Membership:	Taxes: No Homestead
Dining Area:	Cooling: Electric	Terms Considered: Cash
Guest House:	Heating: Electric	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms:		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl: Cable; Common Areas; Elevator; Laundry Facilities; Lawn Care; Maintenance-Exterior		
Equip/Appl Included: Range - Electric; Refrigerator		
Private Pool: Heated		
Parking: Assigned; Guest		
Lot Description:		
Subdiv. Amenities: Clubhouse; Common Laundry; Community Room; Exercise Room; Extra Storage; Library; Pool; Putting Green		
Exterior Features: Open Balcony		
Interior Features: Elevator; Foyer		

Directions: OAKLAND TO A1A, LEFT TO 34th. LEFT ONTO 34th, LAST BLDG ON RIGHT, PLEASE PARK IN GUEST SPOT
Public Remarks: This unit needs a complete renovation and central air conditioning is not in the unit at this time. Perfect opportunity to completely remodel this Estate Sale to your individual taste and upgrades. Split bedroom plan, ocean views, walk to beach and restaurants. Must be over 55. Bring your contractor. Values are going up! Easy to show!! Contact the co- listing agent Frank Corrado for more details.
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Residential Customer Report

Address: 1400 NE 57th Court 303, Fort Lauderdale, FL 33334

MLS#: FX-10094240

St: Active List Price: \$189,000



Area: 3350
Geo Area: FTNE
County: Broward
Parcel ID: 494211AB0210
Subdivision: Mooring at Pine Crest
Development Name: Mooring at PineCrest
Model Name:
Lot Dimensions:
List Price Sqft: 210
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: MOORING AT PINE CREST CONDO UNIT 303

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 900	SqFt - Total: 900	Guest Hse:	Yr Blt: 1979	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1979	Front Exp: N		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 3	Land Lease: 0	HOA/POA/COA (Monthly): 245	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 2,075
Ttl Units in Complex:	Min Days to Lease: 365	Brand Name:	Special Assmnt:
Unit Floor #: 3	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal	Restrict: Lease OK w/Restrict
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc: Exterior Catwalk	Private Pool:	Boat Services: Common Dock
Flooring: Tile	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area:	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms:		
Master Bedroom/Bath: Whirlpool Spa		
Dining Area:		
Window Treatments: Blinds; Verticals		
Maintenance Fee Incl: Common Areas; Elevator; Insurance-Other; Lawn Care; Maintenance-Exterior; Pool Service; Roof Maintenance; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer		
Private Pool:		
Parking: Assigned; Guest		
Lot Description:		
Subdiv. Amenities: Elevator; Pool; Trash Chute		
Exterior Features: Screened Balcony		
Interior Features: Elevator; Entry Lvl Lvng Area; Foyer; Walk-in Closet; Wet Bar		

Directions:
Public Remarks: Unique unit in this building has full second bathroom and washer and dryer in unit. Updated kitchen with wood cabinets, stainless steel appliances. Master bathroom has large jacuzzi tub and shower, master bedroom has walk in closet.Living room features wet bar.Light tile in living area, wood laminate in bedrooms. Seren water view fro screened patio. Freshly painted in light neutral tone.

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Residential Customer Report

Address: 3200 NE 36th Street 422, Fort Lauderdale, FL 33308

MLS#: FX-10060476

St: Active

List Price: \$189,000



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319NN0720
Subdivision: CORAL RIDGE TOWERS NORTH
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 168.75
Waterfront: Yes
Waterfrontage:

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: CORAL RIDGE TOWERS NORTH CO-OP UNIT 422

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,120	SqFt - Total:	Guest Hse:	Yr Blt: 1963	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: No
Baths - Total: 2	Year Built: 1963	Front Exp: E		

Bldg #:	Governing Bodies: Co-Op	Membership Fee Amount: 0	Serial #:
Total Floors/Stories: 17	Land Lease: 0	HOA/POA/COA (Monthly): 518	Tax Year: 2016
Total Units in Bldg: 336	Recreation Lease: 0		Taxes: 3,870
Ttl Units in Complex:	Min Days to Lease: 0	Brand Name:	Special Assmnt:
Unit Floor #: 4	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Intracoastal; Navigable; Ocean Access	Restrict: No Lease; No Truck/RV
Construction: Block; Concrete	View: Other	HOPA: Yes-Verified
Unit Desc: Corner	Private Pool: Heated	Boat Services: Common Dock
Flooring: Ceramic Tile; Tile	Security: Doorman; Gate - Manned; Lobby; TV Camera	Guest House:
Furnished: Furnished; Turnkey	Membership:	Taxes:
Dining Area: Dining-Living; Eat-In Kitchen	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Cash
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities: Cable	
Special Info: Foreign Seller; Sold As-Is		
Rooms:		
Master Bedroom/Bath: Combo Tub/Shower		
Dining Area: Dining-Living; Eat-In Kitchen		
Window Treatments: Blinds; Impact Glass		
Maintenance Fee Incl: Cable; Common Areas; Elevator; Maintenance-Exterior; Pest Control; Reserve Funds; Roof Maintenance; Security; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Microwave; Range - Electric; Refrigerator; Wall Oven; Water Heater - Elec		
Private Pool: Heated		
Parking: Assigned; Guest; No Motorcycle		
Lot Description:		
Subdiv. Amenities: Common Laundry; Community Room; Exercise Room; Extra Storage; Library; Picnic Area; Pool; Shuffleboard; Street Lights; Trash Chute		
Exterior Features: Open Balcony		
Interior Features: Entry Lvl Lvng Area; Walk-in Closet		

Directions: A1A NORTH OF OAKLAND PARK BOULEVARD TO N.E. 36TH STREET & MAKE A LEFT. GO TO LAST BUILDING ON THE LEFT (CORAL RIDGE TOWERS NORTH) AND PARK IN YELLOW MARKED GUEST SPOTS ALL ALONG EAST SIDE OF PARKING LOT. SERVICE ANIMALS ACCEPTED.

Public Remarks: LEAST EXPENSIVE SUNNY CORNER 2 BEDROOMS, 2 BATHS IN RENOVATED INTRACOASTAL FRONT BUILDING. HIGH IMPACT GLASS; TILED THROUGHOUT; TURNKEY FURNISHED; WATCH THE BOATS GO BY FROM THE LARGE HEATED POOL ON THE INTRACOASTAL OR TAKE THE WATER TAXI; 24 HR SECURITY, EXERCISE RM, LIBRARY/CARD ROOM; CLUBHOUSE ROOM W/KITCHEN; STORAGE LOCKER; 2 BLOCKS TO BEACH & SHOPS, RESTAURANTS, MEDICAL OFFICES, BANKS, SALONS, STARBUCKS, NEWSTANDS & MORE; NO LAND LEASE. CORAL RIDGE TOWERS NORTH OWNS THE LAND.

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Residential Customer Report

Address: 3233 NE 34th Street 715, Fort Lauderdale, FL 33308

MLS#: FX-10061352

St: Active

List Price: \$189,500



Area: 3150
Geo Area: FBFA
County: Broward
Parcel ID: 494319NR1240
Subdivision: Coral Ridge Towers
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 174.33
Waterfront: Yes
Waterfrontage:

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: CORAL RIDGE TOWERS CO-OP UNIT 715

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,087

BD: 2

Baths - Total: 2

SqFt - Total: 1,120

FB: 2

Year Built: 1962

Guest Hse:

Baths - Half:

Front Exp: SE

Yr Blt: 1962

Yr Blt Des: Resale

Pool Size:

Pets Allowed: No

Bldg #:
Total Floors/Stories: 17
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #: 7

Governing Bodies: Co-Op
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 0
Application Fee: 100

Membership Fee Amount: 0
HOA/POA/COA (Monthly): 561

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 2,252
Special Assmnt:

Design:
Construction:
Unit Desc: Interior Hallway
Flooring: Carpet
Furnished: Unfurnished
Dining Area: Dining Family
Guest House:
Roof:
Special Info: Sold As-Is
Rooms: Storage
Mast/Berth/Bath: Combo Tub/Shower
Dining Area: Dining Family
Window Treatments: Blinds
Maintenance Fee Incl: Cable; Elevator; Laundry
Equip/App'l Included: Dishwasher; Microwave
Private Park: Heated
Parking: Assigned; Guest; No Motorcycle
Lot Description:
Subdiv. Amenities: Bike Storage; Boating; C
Exterior Features: Open Porch
Interior Features: Stack Bedrooms

Waterfront Details: Intracoastal
View: Ocean
Private Pool: Heated
Security: Entry Card; Lobby; TV Camera
Membership:
Cooling: Central; Electric
Heating: Central; Electric
Utilities: Cable

Restrict: No Lease; No Truck/RV
HOPA: Yes-Verified
Boat Services: Common Dock
Guest House:
Taxes: No Homestead
Terms Considered: Cash
Mobile Features:

Directions: TAKE OAKLAND PARK BLVD EAST TO THE END (OCEAN BLVD) AND TAKE A LEFT. TURN LEFT ONTO 34TH STREET AND GO ALMOST TO THE END. 3233 WILL BE ON YOUR RIGHT. PARK IN BACK RIGHT HAND CORNER OF LOT (NE CORNER) IN A MARKED VISITOR SPOT & CHECK IN W/GUARD AT DESK.

Public Remarks: Fabulous condo in the best location on Galt Ocean Mile. Sunny Southeast corner w/updated kitchen, central air condition and impact windows! Low monthly maintenance includes Cable TV, 24 hour security, and full-time Manager! Located across the street from the beach. Water taxi is at your front door. Heated and cooled (30x60) pool directly on the Intracoastal. Don't miss the best value in Coral Ridge Towers! Age 55+

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Residential Customer Report

Address: 3200 NE 36th Street 519, Fort Lauderdale, FL 33308

MLS#: FX-10089197

St: Active

List Price: \$199,000



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319NN0910
Subdivision: Coral Ridge Towers North
Development Name: Coral Ridge Towers
Model Name: Contemporary Remodel
Lot Dimensions:
List Price Sqft: 147.41
Waterfront: Yes
Waterfrontage:

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: CORAL RIDGE TOWERS NORTH CO-OP UNIT 519

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,350
BD: 2
Baths - Total: 2

SqFt - Total:
FB: 2
Year Built: 1963

Guest Hse:
Baths - Half:
Front Exp: N

Yr Blt: 1963
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 16
Total Units in Bldg: 331
Ttl Units in Complex:
Unit Floor #: 5

Governing Bodies: Co-Op
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 0
Application Fee: 150

Membership Fee Amount:
HOA/POA/COA (Monthly): 378

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 2,934
Special Assmnt:

Design:
Construction: CBS
Unit Desc: Interior Hallway
Flooring: Ceramic Tile
Furnished: Unfurnished
Dining Area: Dining-Living
Guest House:
Roof:
Special Info:
Rooms: None
Master Bedroom/Bath: Mstr Bdrm - Ground
Dining Area: Dining-Living
Window Treatments: Plantation Shutters
Maintenance Fee Incl: Common Areas; Elevator; Insurance-Other; Laundry Facilities; Maintenance-Exterior; Manager; Pool Service; Recrtnal Facility; Reserve Funds; Security; Trash Removal; Water
Equip/Appl Included: Dishwasher; Microwave; Range - Electric; Refrigerator; Water Heater - Elec
Private Pool: Heated
Parking: Assigned; Guest
Lot Description:
Subdiv. Amenities: Bike Storage; Common Laundry; Community Room; Courtesy Bus; Elevator; Exercise Room; Pool; Shuffleboard
Exterior Features: Open Porch
Interior Features: Split Bedroom; Walk-in Closet

Waterfront Details: Intracoastal
View: Other
Private Pool: Heated
Security: Entry Card; Gate - Manned; Lobby
Membership:
Cooling: Central; Electric
Heating: Electric
Utilities: Cable

Restrict: No Lease; No Truck/RV
HOPA: Yes-Verified
Boat Services:
Guest House:
Taxes:
Terms Considered: Cash
Mobile Features:

Directions:
Public Remarks: LOWEST PRICED REMODELED UNIT IN THIS CO-OP BUILDING. SLICK CONTEMPORARY REMODEL. 2BR/2BA SPLIT BEDROOM FLOOR PLAN CORNER UNIT. ALL NEW IMPACT WINDOWS/DOOR, EXTRA LARGE BALCONY FOR PATIO FURNITURE. NEUTRAL WHITE PALATE, LIGHT AND BRIGHT. REMODELED HALLWAYS AND LOBBY. MANY AMENITIES INCLUDING HEATED POOL ON THE INTRACOASTAL AND COMMUNITY BUS SERVICE AT FRONT DOOR. WALK 2 BLOCKS TO BEACH OR MANY FINE RESTAURANTS, POST OFFICE AND MORE. YOU'LL LOVE TO CALL THIS HOME!

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Residential Customer Report

Address: 3200 NE 36th Street 1410, Fort Lauderdale, FL 33308

MLS#: FX-10044848

St: Active

List Price: \$199,999



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319NN2580
Subdivision: Coral Ridge Tower N
Development Name: Coral Ridge Tower N
Model Name:
Lot Dimensions:
List Price Sqft: 178.57
Waterfront: Yes
Waterfrontage:

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: CORAL RIDGE TOWERS NORTH CO-OP UNIT 1410

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,120

BD: 2

Baths - Total: 2

SqFt - Total:

FB: 2

Year Built: 1963

Guest Hse:

Baths - Half:

Front Exp: E

Yr Blt: 1963

Yr Blt Des: Resale

Pool Size:

Pets Allowed: No

Bldg #:

Total Floors/Stories: 16

Total Units in Bldg: 336

Ttl Units in Complex:

Unit Floor #: 14

Governing Bodies: Co-Op

Land Lease: 0

Recreation Lease: 0

Min Days to Lease: 0

Application Fee: 125

Membership Fee Amount:

HOA/POA/COA (Monthly):

Brand Name:

Mobile Home Size:

Decal #:

Serial #:

Tax Year: 2016

Taxes: 1,763

Special Assmnt:

Design:

Construction: CBS

Unit Desc: Lobby

Flooring: Carpet; Tile

Furnished: Partially Furnished

Dining Area:

Guest House:

Roof:

Special Info: Sold As-Is

Rooms: Laundry-Util/Closet; Storage

Master Bedroom/Bath: Combo Tub/Shower

Dining Area:

Window Treatments: Awning

Maintenance Fee Incl: Cable; Elevator; Insurance-Other; Maintenance-Exterior; Manager; Parking; Pest Control; Pool Service; Reserve Funds; Roof Maintenance; Security; Sewer; Trash Removal; Water

Equip/Appl Included: Dishwasher; Disposal; Range - Electric; Refrigerator; Smoke Detector; Wall Oven

Private Pool: Heated

Parking: Assigned

Lot Description:

Subdiv. Amenities: Bike Storage; Common Laundry; Community Room; Elevator; Exercise Room; Extra Storage; Library; Pool; Shuffleboard; Trash Chute

Exterior Features: Open Balcony

Interior Features: Elevator

Waterfront Details: Seawall

View: Ocean

Private Pool: Heated

Security: Entry Card; Gate - Manned; TV Camera

Membership:

Cooling: Central; Electric

Heating: Central; Heat Strip

Utilities:

Restrict: No Corporate Buyers; No Lease

HOPA: Yes-Verified

Boat Services:

Guest House:

Taxes: County Only

Terms Considered:

Mobile Features:


Directions: Oakland Park east to A1A North to NE 36th Street, Left to end, left into Coral Ridge Tower North

Public Remarks: Large 2/2 with view of Ocean and City, Large Heated Pool, located on Intercoastal, walking distance to Ocean, Shops, Restaurants and Banks. 24hr Security, Library, Shuffleboard and Exercise Room.55 and older.

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Residential Customer Report

Address: 1000 River Reach Drive 416, Fort Lauderdale, FL 33315



Area: 3470

Geo Area: FTSW

County: Broward

Parcel ID: 504209AA0810

Subdivision: RIVER REACH

Development Name:

Model Name:

Lot Dimensions:

List Price Sqft: 163.2

Waterfront: Yes

Waterfrontage:

Legal Desc: RIVER REACH NO 2 CONDO UNIT 416

Short Sale: No

MLS#: AX-10199624

St: Active

List Price: \$204,000

Type: Condo/Coop

Lot Dimensions:

Type: Condo/Coop

Dock:

Private Pool: No

Baths - Total: 2

Garage Spaces:

SqFt - Living: 1,250

BD: 2

Baths - Total: 2

SqFt - Total: 1,250

FB: 2

Year Built: 1971

Guest Hse:

Baths - Half:

Front Exp:

Yr Blt: 1971

Yr Blt Des: New Construction

Pool Size:

Pets Allowed: Yes

Bldg #:

Total Floors/Stories: 5

Total Units in Bldg:

Ttl Units in Complex:

Unit Floor #: 4

Governing Bodies: Condominium

Land Lease: 0

Recreation Lease: 0

Min Days to Lease: 180

Application Fee: 150

Membership Fee Amount:

HOA/POA/COA (Monthly): 390

Brand Name:

Mobile Home Size:

Decal #:

Serial #:

Tax Year: 2015

Taxes: 2,947

Special Assmnt:

Design:

Construction: Block; Concrete

Unit Desc: Interior Hallway; Lobby

Flooring: Tile

Furnished: Furnished

Dining Area: Dining-Living

Guest House:

Roof:

Special Info:

Rooms: Storage

Master Bedroom/Bath:

Dining Area: Dining-Living

Window Treatments:

Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Laundry Facilities; Lawn Care; Maintenance-Exterior; Parking; Pest Control; Pool Service; Reserve Funds; Security; Trash Removal; Water

Equip/Appl Included: Dishwasher; Disposal; Hookup; Range - Electric; Refrigerator

Private Pool: Heated

Parking: Assigned; Guest

Lot Description:

Subdiv. Amenities: Boating; Clubhouse; Common Laundry; Elevator; Exercise Room; Extra Storage; Picnic Area; Pool; Tennis; Trash Chute

Exterior Features: Open Balcony; Tennis Court

Interior Features: Elevator; Fire Sprinkler; Foyer

Waterfront Details: Interior Canal; One Bridge; Seawall

View: Canal; Intracoastal

Private Pool: Heated

Security: Entry Card; Gate - Manned; Lobby

Membership:

Cooling: Central

Heating: Central

Utilities: Cable

Restrict: Lease OK; Lease OK w/Restrict; < 20 lb Pet

HOPA: No Hopa

Boat Services: Common Dock

Guest House:

Taxes: City/County; No Homestead

Terms Considered: Cash; Conventional

Mobile Features:

Directions: DAVIE BLVD TO SW 9TH AVE. NORTH TO RIVER REACH. GUARD HOUSE.

Public Remarks: ISLAND LIVING IN THE CITY! UPDATED 2/2 CONDO IN DESIRABLE RIVER REACH GATED COMMUNITY. SPLIT BEDROOM MODEL. KITCHEN HAS CHERRY WOOD CABINETS AND GRANITE COUNTER TOPS. EXTRA LARGE BALCONY WITH CITY AND WATER VIEWS. GATED COMMUNITY OFFERS HEATED POOLS, BBQ'S, TENNIS COURTS, CLUBHOUSE, EXCERCISE ROOM & 24 HOUR SECURITY.CAN DOCK UP TO 50' BOAT. HURRICANE SHUTTERS. EASY ACCESS TO MAJOR HIGHWAYS & CLOSE TO BEACHES & FAMOUS LAS OLAS BLVD. ASSOC. APPROVAL NEEDED. FURNITURE INCLUDED OR NOT. CAN RENT FIRST YEAR. SELLER MOTIVATE

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Residential Customer Report

Address: 3200 NE 36th Street 312, Fort Lauderdale, FL 33308

MLS#: FX-1222278

St: Active

List Price: \$209,900



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319NN0400
Subdivision: Coral Ridge Towers North
Development Name: Coral Ridge Towers
Model Name: MINT
Lot Dimensions:
List Price Sqft: 155.48
Waterfront: Yes
Waterfrontage:

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: CORAL RIDGE TOWERS NORTH CO-OP UNIT 312

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	12	X	15	Living Room	17	X	18	Patio/Balcony	13	X	14
Bedroom 2	12	X	13								
SqFt - Living: 1,350	SqFt - Total: 1,400			Guest Hse:	Yr Blt: 1963			Pool Size:			
BD: 2	FB: 2			Baths - Half:	Yr Blt Des: Resale			Pets Allowed: No			
Baths - Total: 2	Year Built: 1963			Front Exp: E							

Bldg #:	Governing Bodies: Co-Op	Membership Fee Amount:	Serial #:
Total Floors/Stories: 17	Land Lease: 0	HOA/POA/COA (Monthly): 380	Tax Year: 2017
Total Units in Bldg: 336	Recreation Lease: 0		Taxes: 1,159
Ttl Units in Complex: 336	Min Days to Lease: 0	Brand Name:	Special Assmnt:
Unit Floor #: 3	Application Fee: 125	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Intracoastal	Restrict: No Corporate Buyers; No Lease; No Truck/RV
Construction: CBS	View: Garden	HOPA: Yes-Verified
Unit Desc:	Private Pool: Heated	Boat Services:
Flooring: Tile	Security: Gate - Manned	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Dining-Living	Cooling: Central	Terms Considered:
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities: Cable	
Special Info: Sold As-Is		
Rooms:		
Master Bedroom/Bath: Combo Tub/Shower		
Dining Area: Dining-Living		
Window Treatments:		
Maintenance Fee Incl: Cable; Elevator; Insurance-Other; Laundry Facilities; Lawn Care; Maintenance-Exterior; Manager; Pest Control; Pool Service; Reserve Funds; Security; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector		
Private Pool: Heated		
Parking: Assigned; No Motorcycle		
Lot Description:		
Subdiv. Amenities: Bike Storage; Common Laundry; Community Room; Elevator; Exercise Room; Extra Storage; Library; Pool; Shuffleboard; Trash Chute		
Exterior Features: Open Balcony; Shutters		
Interior Features: Closet Cabinets; Elevator; Fire Sprinkler; Pantry; Split Bedroom		

Directions: OFF OF A1A, BETWEEN OAKLAND PARK BLVD AND COMMERCIAL BLVD, GO WEST ON NE 36TH STREET TO PROPERTY ON SOUTH SIDE. GUEST PARKING IN THE EAST PARKING LOT.
Public Remarks: GORGEOUS RE-MODEL WITH TILED FLOORS THROUGHOUT, IMPACT WINDOWS, TOP OF THE LINE GRANITE IN KITCHEN AND BATHS, CUSTOM LIGHTING IN KITCHEN, NEW APPLIANCES, HIGH TOP VANITIES IN BATHS, NEW AIR-CONDITIONER. SHOWS LIKE A MODEL! INSIDE CORNER WITH COVERED BALCONY, SPLIT BEDROOM PLAN. NOTHING TO DO HERE BUT RELAX BY THE POOL ON THE INTRACOASTAL! CLOSE TO FINE DINING, SHOPS, POST OFFICE, COMMUNITY CENTER. WALKING DISTANCE TO BEACH! 55+. NO PETS, LEASING, OR CORPORATE BUYER.

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Residential Customer Report

Address: 3200 NE 36th Street 1516, Fort Lauderdale, FL 33308

MLS#: FX-10049519

St: Active

List Price: \$210,000



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319NN2860
Subdivision: Coral Ridge Towers North
Development Name: CORAL RIDGE TOWERS
Model Name: SE DELUXE CORNER
Lot Dimensions:
List Price Sqft: 187.5
Waterfront: Yes
Waterfrontage:
Legal Desc: CORAL RIDGE TOWERS NORTH CO-OP UNIT 1516
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale Add:

REO: No

SqFt - Living: 1,120
BD: 2
Baths - Total: 2

SqFt - Total: 1,225
FB: 2
Year Built: 1964

Guest Hse:
Baths - Half:
Front Exp: SE

Yr Blt: 1964
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 17
Total Units in Bldg: 337
Ttl Units in Complex: 1,423
Unit Floor #: 15

Governing Bodies: Co-Op
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 0
Application Fee: 100

Membership Fee Amount: 0
HOA/POA/COA (Monthly): 563

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 903
Special Assmnt:

Design:
Construction:
Unit Desc: Interior Hallway; Lobby
Flooring: Carpet; Tile
Furnished:
Dining Area: Dining-Living
Guest House:
Roof:
Special Info: Sold As-Is
Rooms: Storage
Master Bedroom/Bath: Combo Tub/Shower
Dining Area: Dining-Living
Window Treatments: Blinds
Maintenance Fee Incl: Cable; Elevator; Insurance-Other; Laundry Facilities; Lawn Care; Legal/Accounting; Maintenance-Exterior; Manager; Parking; Reserve Funds; Roof Maintenance
Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator
Private Pool: Heated
Parking: Assigned; Guest; No Motorcycle

Waterfront Details: Intracoastal
View: Ocean; Other
Private Pool: Heated
Security: Entry Card; Gate - Manned; TV Camera
Membership:
Cooling: Central; Electric
Heating: Central; Electric
Utilities: Cable

Restrict: No Corporate Buyers; No Lease; No Truck/RV
HOPA: Yes-Verified
Boat Services: Common Dock
Guest House:
Taxes: No Homestead
Terms Considered: Cash
Mobile Features:

Lot Description:
Subdiv. Amenities: Boating; Common Laundry; Community Room; Elevator; Exercise Room
Exterior Features: Open Balcony
Interior Features: Foyer; Stack Bedrooms

Directions: OAKLAND PARK BLVD EAST TO A1A, GO NORTH TO 36 STREET MAKE LEFT GO EAST TO END OF STREET, MAKE LEFT INTO CORAL RIDGE TOWERS NORTH PLEASE PARK IN VISITORS PARKING!

Public Remarks: This view will knock your socks off! Enjoy your balcony on the Sunny Southeast corner looking at the Ocean on one side and Galt Ocean Mile on the other. Meticulously kept up home with central A/C, New Hurricane Impact windows and door installed. One million \$\$ hallway renovation just completed. Great amenities include a beautiful 30x60 resort-style pool, just across the street from the famous Fort Lauderdale Beach! One block from the Water Taxi. Convenient to everything! You will love living here. Age 55+

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Residential Customer Report

Address: 1350 River Reach Drive 111, Fort Lauderdale, FL 33315

MLS#: FX-10053485

St: Active

List Price: \$219,000



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209AC0110
Subdivision: RIVER REACH
Development Name: RIVER REACH
Model Name:
Lot Dimensions:
List Price Sqft: 197.3
Waterfront: Yes
Waterfrontage:
Legal Desc: RIVER REACH VI CONDO UNIT 111
Short Sale: No

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale Add:

REO: No

SqFt - Living: 1,110	SqFt - Total: 1,110	Guest Hse:	Yr Blt: 1972	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1972	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 5	Land Lease: 0	HOA/POA/COA (Monthly): 611	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 3,523
Ttl Units in Complex:	Min Days to Lease: 180	Brand Name:	Special Assmnt:
Unit Floor #: 1	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: No Fixed Bridges; Ocean Access; River	Restrict: Lease OK; Lease OK w/Restrict; Maximum # Vehicles; No Truck/RV; < 20 lb Pet
Construction: CBS	View: Garden; Other	HOPA: No Hopa
Unit Desc: Interior Hallway; Lobby	Private Pool: Heated	Boat Services: Common Dock
Flooring: Carpet; Wood Floor	Security: Gate - Manned; Security Patrol	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area: Dining-Living	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities: Cable	
Special Info: Sold As-Is		
Rooms:		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area: Dining-Living		
Window Treatments: Blinds		
Maintenance Fee Incl: Cable; Common Areas; Insurance-Other; Lawn Care; Maintenance-Exterior; Pest Control; Pool Service; Recrtl Facility; Reserve Funds; Roof Maintenance; Security; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Range - Electric; Refrigerator		
Private Pool: Heated		
Parking: Assigned; Guest		
Lot Description:		
Subdiv. Amenities: Bike Storage; Boating; Clubhouse; Common Laundry; Elevator; Exercise Room; Pool; Tennis		
Exterior Features: Open Balcony; Shutters		
Interior Features: Entry Lvl Lvng Area; Walk-in Closet		

Directions: Davie Blvd. to SW 9 Avenue (west of US1, east of I95), north on SW 9 Avenue to River Reach guard gate on left.

Public Remarks: Spacious convenient 1st floor condo nicely situated on the island, by waterfront & pool. River Reach is a beautiful gated island close to downtown Ft. Laud/Las Olas in a quiet residential area. 24 hour guardhouse, 3 pools, 2 tennis courts, exercise room & dockage (as avail. \$30/ft/yr!). 2 small pets ok. Large rooms, walk in closet, kitchen open to living area. Large, private tiled balcony w/hurricane shutters. Freshly painted & brand new neutral carpet. Tropical living for a great price. Shows nicely.

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Residential Customer Report

Address: 3200 NE 36th Street 1021, Fort Lauderdale, FL 33308

MLS#: FX-10065315

St: Active

List Price: \$219,826



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319NN2030
Subdivision: Coral Ridge Towers North
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 196.27
Waterfront: Yes
Waterfrontage:
Legal Desc: CORAL RIDGE TOWERS NORTH CO-OP UNIT 1021

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,120	SqFt - Total:	Guest Hse:	Yr Blt: 1963	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: No
Baths - Total: 2	Year Built: 1963	Front Exp:		

Bldg #:	Governing Bodies: Co-Op	Membership Fee Amount:	Serial #:
Total Floors/Stories: 17	Land Lease: 0	HOA/POA/COA (Monthly): 509	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 1,784
Ttl Units in Complex:	Min Days to Lease: 0	Brand Name:	Special Assmnt:
Unit Floor #: 10	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Intracoastal	Restrict: No Lease; No Truck/RV
Construction: Block; Concrete	View: Ocean	HOPA: Yes-Verified
Unit Desc: Interior Hallway; Lobby	Private Pool: Heated	Boat Services: Common Dock
Flooring: Carpet; Wood Floor	Security: Doorman; Lobby; Security Patrol	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area:	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities:	
Special Info:		
Rooms:		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl: Cable; Common Areas; Elevator; Lawn Care; Maintenance-Exterior; Manager; Pest Control; Pool Service; Reserve Funds; Security; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Wall Oven; Water Heater - Elec		
Private Pool: Heated		
Parking: Assigned; Guest		
Lot Description:		
Subdiv. Amenities: Bike Storage; Common Laundry; Community Room; Elevator; Exercise Room; Extra Storage; Library; Picnic Area; Pool		
Exterior Features: Open Balcony		
Interior Features: Custom Mirror; Elevator; Stack Bedrooms; Walk-in Closet		

Directions: North Ocean Blvd. (A1A) north to NE 36th Street. Left to the end of the block to the building on your left.
Public Remarks: MAJOR PRICE REDUCTION...OWNER WANTS OFFERS...CORAL RIDGE TOWERS NORTH....THE most desirable tower directly on The Intracoastal. A lifestyle at an affordable price. Lovely 2 bed/2 bath unit...updated and ready to move in. Fully furnished, just bring your clothes. Hurricane impact windows and door...central air...renovated kitchen and baths. Beautiful wood laminate flooring in the living areas. Carpeted bedrooms. Walk to beach, restaurants, shopping...or community bus service right at your door.

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Residential Customer Report

Address: 1308 Bayview Drive 2B, Fort Lauderdale, FL 33304

MLS#: FX-10093853

St: Active

List Price: \$222,777



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494236BA0070
Subdivision: HAMPTON EAST
Development Name: CORAL RIDGE
Model Name:
Lot Dimensions:
List Price Sqft: 273.35
Waterfront: Yes
Waterfrontage:
Legal Desc: HAMPTON EAST CONDO UNIT 2 B

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 815	SqFt - Total: 815	Guest Hse:	Yr Blt: 1982	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1982	Front Exp: E		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 2	Land Lease: 0	HOA/POA/COA (Monthly): 350	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 2,711
Ttl Units in Complex: 10	Min Days to Lease: 0	Brand Name:	Special Assmnt:
Unit Floor #: 2	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design: Courtyard	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width	Restrict: No Lease; Other
Construction: CBS	81 - 120	HOPA: Yes-Unverified
Unit Desc:	View: Canal; Pool	Boat Services: Private Dock; Common Dock; Dock Available
Flooring: Tile	Private Pool:	Guest House:
Furnished: Furniture Negotiable	Security: None	Taxes:
Dining Area: Dining-Living; Snack Bar	Membership:	Terms Considered: Conventional
Guest House:	Cooling: Wall-Win A/C	Mobile Features:
Roof:	Heating: Electric; Window/Wall	
Special Info: Sold As-Is	Utilities: Cable	

Rooms:
Master Bedroom/Bath: 2 Master Baths; Mstr Bdrm - Sitting
Dining Area: Dining-Living; Snack Bar
Window Treatments:
Maintenance Fee Incl: Common Areas; Insurance-Other; Lawn Care; Maintenance-Exterior; Manager; Parking; Pool Service; Sewer; Trash Removal
Equip/Appl Included: Microwave; Range - Electric; Refrigerator
Private Pool:
Parking: Assigned; Guest
Lot Description:
Subdiv. Amenities: Boating; Pool
Exterior Features: Deck; Open Balcony
Interior Features: Entry Lvl Lvng Area

Directions:
Public Remarks: WOW! LOCATION!!! LOCATION!!! LOCATION 1.2 MILES TO THE BEACH - COME ESCAPE IN THIS GORGEOUS 2 BED 2 BATH TROPICAL WATERFRONT GETAWAY □ THIS BOUTIQUE STYLE CONDO - REMODELED COZY & QUANT PRIVATE 2nd FLOOR TROPICAL OASIS FEATURES: NEW AC - TILE THROUGHOUT - NEW PLANTATION SHUTTERS □ NICE BREAKFAST BAR - UPDATED KITCHEN & BATHROOMS - DOUBLE SUITS □2nd SUIT HAS OWN PRIVATE ACCESS DOOR □ STUNNING WATER VIEWS - BOAT DOCKAGE (24 HR LIMIT) & DIRECT OCEAN ACCESS NO FIXED BRIDGES □ STEPS TO GALLERIA MALL.

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Residential Customer Report

Address: 1201 River Reach Drive 411, Fort Lauderdale, FL 33315

MLS#: FX-10062858

St: Active

List Price: \$224,500



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209AG0630
Subdivision: RIVER REACH
Development Name: RIVER REACH
Model Name: CAMBRIDGE
Lot Dimensions:
List Price Sqft: 202.25
Waterfront: Yes
Waterfrontage:
Legal Desc: RIVER REACH #4 CONDO UNIT 411

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No

Short Sale Add:

REO: No


Master Bedroom	15	X	12	Living Room	21	X	15	Patio/Balcony	20	X	5	Kitchen	10	X	8
Bedroom 2	11	X	6												
SqFt - Living: 1,110	SqFt - Total: 1,230			Guest Hse:	Yr Blt: 1981			Pool Size:							
BD: 2	FB: 2			Baths - Half:	Yr Blt Des: Resale			Pets Allowed: Yes							
Baths - Total: 2	Year Built: 1981			Front Exp: S											

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 5	Land Lease: 0	HOA/POA/COA (Monthly): 520	Tax Year: 2016
Total Units in Bldg: 88	Recreation Lease: 0		Taxes:
Ttl Units in Complex: 574	Min Days to Lease: 180	Brand Name:	Special Assmnt:
Unit Floor #: 4	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; River	Restrict: Lease OK; Lease OK w/Restrict; Maximum # Vehicles; < 20 lb Pet
Construction: CBS	View: Garden; Tennis	HOPA: No Hopa
Unit Desc: Interior Hallway; Lobby	Private Pool: Heated	Boat Services: Common Dock; Dock Available
Flooring: Carpet	Security: Gate - Manned; Private Guard	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Other Exemption
Dining Area: Dining-Living	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms:		
Master Bedroom/Bath:		
Dining Area: Dining-Living		
Window Treatments: Sliding; Verticals		
Maintenance Fee Incl: Cable; Common Areas; Insurance-Other; Lawn Care; Maintenance-Exterior; Pest Control; Pool Service; Recrtnal Facility; Reserve Funds; Roof Maintenance; Security; Sewer; Trash Removal; Water		
Equip/Apppl Included: Dishwasher; Disposal; Range - Electric; Refrigerator; Smoke Detector; Water Heater - Elec		
Private Pool: Heated		
Parking: Assigned; Guest		
Lot Description:		
Subdiv. Amenities: Bike Storage; Boating; Clubhouse; Common Laundry; Elevator; Exercise Room; Extra Storage; Library; Pool; Tennis; Trash Chute		
Exterior Features: Open Balcony; Tennis Court		
Interior Features: Walk-in Closet		

Directions: DAVIE BLVD TO SW 9 AVE - GO NORTH APPROX 2 BLOCKS TO RIVER REACH GATE ON LEFT.
Public Remarks: WELL MAINTAINED CONDO WITH REMODELED BATHROOMS. MASTER BATH FEATURES A STEAM SHOWER! TENNIS COURT/GARDEN VIEW. GATED WATERFRONT COMMUNITY WITH 24 HOUR SECURITY, 3 HEATED POOLS, 2 TENNIS COURTS, EXERCISE ROOM & KAYAK/PADDLEBOARD RACKS. 2 SMALL PETS UNDER 20 LBS PERMITTED, DOCKAGE TO 50' AS AVAILABLE. GREAT CENTRAL LOCATION JUST MINUTES TO DOWNTOWN/LAS OLAS, RESTAURANTS, SHOPPING, BEACHES, PERFORMING ARTS, MUSEUMS, PORT, AIRPORT & ALL MAJOR EXPRESSWAYS!
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Residential Customer Report

Address: 900 River Reach Drive 120, Fort Lauderdale, FL 33315		MLS#: AX-10286995		St: Active		List Price: \$224,900	
	Area: 3470			Type: Condo/Coop			
	Geo Area: FTSW			Lot Dimensions:			
	County: Broward			Type: Condo/Coop			
	Parcel ID: 504209AB0170			Dock:			
	Subdivision: RIVER REACH			Private Pool: No			
	Development Name:			Baths - Total: 2			
	Model Name:			Garage Spaces:			
	Lot Dimensions:						
	List Price Sqft: 202.61						
	Waterfront: Yes						
Waterfrontage:							
Legal Desc: RIVER REACH NO 1 CONDO UNIT 120							
Short Sale: No		Short Sale Add:			REO: No		

SqFt - Living: 1,110	SqFt - Total: 1,110	Guest Hse:	Yr Blt: 1971	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1971	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 5	Land Lease: 0	HOA/POA/COA (Monthly): 533	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 2,552
Ttl Units in Complex:	Min Days to Lease: 365	Brand Name:	Special Assmnt:
Unit Floor #: 1	Application Fee: 100	Mobile Home Size:	
		Decal #:	


Design:	Waterfront Details: Interior Canal; No Fixed Bridges	Restrict: < 20 lb Pet
Construction: Block; Concrete	View: Canal	HOPA: No Hopa
Unit Desc: Corner	Private Pool:	Boat Services: Common Dock; Dock Available
Flooring: Carpet; Wood Floor	Security: Fence; Gate - Manned; Security Patrol	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area: Dining Family; Eat-In Kitchen	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities:	
Special Info:		
Rooms: Family		
Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Ground		
Dining Area: Dining Family; Eat-In Kitchen		
Window Treatments:		
Maintenance Fee Incl: Cable; Common Areas; Lawn Care; Maintenance-Exterior; Pest Control; Water		
Equip/Appl Included: Dishwasher; Dryer; Range - Electric; Washer		
Private Pool:		
Parking: Assigned; Guest		
Lot Description:		
Subdiv. Amenities: Boating; Clubhouse; Elevator; Exercise Room; Picnic Area; Pool; Tennis; Trash Chute		
Exterior Features: Open Porch		
Interior Features: Entry Lvl Lvng Area		

Directions: EAST OF I-95, DAVIE BLVD EAST TO SW 9 AV NORTH TO RIVER REACH COMMUNITY ON LEFT.

Public Remarks: FANTASTIC AND RARE 1ST FLOOR, 2 BEDROOM/2BATH, WATERFRONT CONDO IN BOUTIQUE RIVER REACH COMMUNITY SITUATED ALONG THE NEW RIVER. THIS BEAUTIFUL CONDO FEATURES A PRIVATE PORCH WITH A WATER VIEW OF THE SOUTH CANAL, GARDENS & TENNIS COURT. WASHER/DRYER IN UNIT. NEW HVAC & STOVE. HARDWOOD FLOORS. DEEDED PARKING. THIS GATED WATERFRONT COMMUNITY OFFERS 24 HOUR SECURITY, HEATED POOL, DOCKAGE, EXERCISE ROOMS, TENNIS COURTS, KAYAK RACKS AND MANICURED PARK-LIKE GROUNDS. GREAT LOCATION JUST MINUTES TO DOWNTOWN/LAS OLAS, RESTAURANTS, BEACHES, SHOPPING, PERFORMING ARTS CENTER, MUSEUMS, LIBRARY, AIRPORT & ALL MAJOR EXPRESSWAYS. RENTING PROHIBITED IN FIRST 2 YEARS OF OCCUPANCY, 2 SMALL PETS OK.

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Residential Customer Report

Address: 2881 NE 33rd Court 4F, Fort Lauderdale, FL 33306		MLS#: AX-10342746	St: Active	List Price: \$224,900
	Area: 3250 Geo Area: FTNE County: Broward Parcel ID: 494224AE0220 Subdivision: CARLYLE Development Name: Carlyle Condo Model Name: Lot Dimensions: List Price Sqft: 179.92 Waterfront: Yes Waterfrontage:		Type: Condo/Coop Lot Dimensions: Type: Condo/Coop Dock: Private Pool: No Baths - Total: 2.1 Garage Spaces: Ele School: Bennett Middle School: Sunrise High School: Fort Lauderdale	
	Legal Desc: CARLYLE,THE UNIT 4 F			
Short Sale: No		Short Sale Add:		REO: No

SqFt - Living: 1,250	SqFt - Total: 1,250	Guest Hse:	Yr Blt: 1970	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2.1	Year Built: 1970	Front Exp: S		

Bldg #: Total Floors/Stories: 11 Total Units in Bldg: 80 Ttl Units in Complex: Unit Floor #: 4	Governing Bodies: Condominium Land Lease: 0 Recreation Lease: 0 Min Days to Lease: 365 Application Fee: 100	Membership Fee Amount: HOA/POA/COA (Monthly): 405 Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2016 Taxes: 3,568 Special Assmnt:
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Design: Construction: Block; Concrete Unit Desc: Lobby Flooring: Ceramic Tile; Wood Floor Furnished: Dining Area: Dining-Living Guest House: Roof: Special Info: Rooms: Master Bedroom/Bath: Dual Sinks Dining Area: Dining-Living Window Treatments: Maintenance Fee Incl: Cable; Common Areas; Elevator; Laundry Facilities; Lawn Care; Maintenance-Exterior; Manager; Parking; Pool Service; Security; Sewer; Trash Removal; Water; Other Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Water Heater - Elec Private Pool: Parking: Assigned; Guest Lot Description: Subdiv. Amenities: Boating; Common Laundry; Community Room; Elevator; Library; Picnic Area; Pool; Trash Chute Exterior Features: Deck; Fruit Tree(s); Open Balcony Interior Features: Closet Cabinets; Pantry	Waterfront Details: Interior Canal View: Other Private Pool: Security: Entry Phone; Lobby Membership: Cooling: Central Heating: Central Utilities:	Restrict: Maximum # Vehicles HOPA: No Hopa Boat Services: Dock Available Guest House: Taxes: City/County Terms Considered: Cash; Conventional Mobile Features:
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Directions: Oakland Park Boulevard to Bayshore Drive; North to 33rd Court, Right - Building is halfway down the street - on the North side.
Public Remarks: YOU MUST SEE THIS GORGEOUS UNIT IN CARLYLES WATERFRONT 11 STORY BUILDING. THIS REMODELED UNIT FEATURES UPGRADED KITCHEN WITH BEAUTIFUL CABINETS, CERAMIC TILE, GRANITE TOPS AND STAINLESS APPLIANCES. NEW ELEVATORS AND PAINT IN 2016, NEW AIR CONDITIONING 2-TON SYSTEM and HEAT PUMP, NEW HIGH IMPACT WINDOWS, NEAR TO BEACH, SHOPPING & RESTAURANTS. OPEN BALCONY, LARGE ROOMS, AND LARGE WALK IN CLOSET. THIS BUILDING PROVIDES ALL PREFERRED AMENITIES. DOCKAGE ISS AVAILABLE - FIRST COME, FIRST SERVE BASIS. ONE PARKING SPACE ASSIGNED IN FRONT OF ENTRANCE.RENTALS PERMITTED ON AN ANNUAL BASIS, AFTER ONE YEAR OF OWNERSHIP - ALLOW 24 HOUR NOTICE FOR SHOWINGS AS IT IS CURRENTLY TENANT OCCUPIED ON MONTH TO MONTH BASIS- THIS ONE WILL SELL FAST!!!!

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Residential Customer Report

Address: 1881 Middle River Drive 206, Fort Lauderdale, FL 33305

MLS#: FX-10078255

St: Active

List Price: \$225,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494236AJ0060
Subdivision: MIDDLE RIVER TOWER
Development Name: MIDDLE RIVER TOWER
Model Name:
Lot Dimensions:
List Price Sqft: 161.87
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1
Ele School: Bayview
Middle School: Sunrise
High School: Fort Lauderdale

Legal Desc: MIDDLE RIVER TOWER CONDO UNIT 206

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,390
BD: 3
Baths - Total: 2

SqFt - Total: 1,390
FB: 2
Year Built: 1977

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1977
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 7
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #: 2

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 365
Application Fee: 150

Membership Fee Amount:
HOA/POA/COA (Monthly): 359

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 1,104
Special Assmnt:

Design:
Construction: CBS
Unit Desc: Corner; Lobby
Flooring: Carpet; Tile
Furnished:
Dining Area: Dining Family
Guest House:
Roof:
Special Info:
Rooms: Family; Storage
Master Bedroom/Bath: 2 Master Baths; Combo Tub/Shower; Mstr Bdrm - Ground; Mstr Bdrm - Sitting
Dining Area: Dining Family
Window Treatments:
Maintenance Fee Incl: Cable; Common Areas; Hot Water; Insurance-Other; Laundry Facilities; Maintenance-Exterior; Parking; Pool Service; Water
Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Water Heater - Elec
Private Pool:
Parking: Assigned; Guest
Lot Description:
Subdiv. Amenities: Common Laundry; Elevator; Extra Storage; Trash Chute
Exterior Features: Shutters
Interior Features: Split Bedroom; Walk-in Closet

Waterfront Details: River
View: River
Private Pool:
Security: Entry Phone; Lobby
Membership:
Cooling: Central
Heating: Central
Utilities:

Restrict: No Lease 1st Year
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: Disability Exemption; Homestead
Terms Considered: Conventional
Mobile Features:

Directions: condo is east of federal hwy. located on middle river dr between sunrise blvd & oakland pk blvd. Building is on the west side of the street.
Public Remarks: "Bayview School District" Great Coral Ridge location. Lovely 3 bed 2 bath Corner Unit has a den that can be used as a den or office! Large floor plan with 1390 SQ FT Split bedrooms. 2 Large Master suites with Large Master baths. Windows have hurricane accordion shutters. Beautiful pool overlooks Middle River. Just minutes from the beach, Galleria Mall, & restaurants. Additional amenities include covered parking, walk-in closet, separate dining area and storage. Condo is partially furnished.
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Residential Customer Report

Address: 2591 NE 55th Court 107, Fort Lauderdale, FL 33308

MLS#: AX-10338465

St: Active

List Price: \$225,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494213BJ0070
Subdivision: Landings Harborage
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 233.16
Waterfront: Yes
Waterfrontage:

Legal Desc: LANDINGS HARBORAGE CONDO UNIT 107

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 965	SqFt - Total: 965	Guest Hse:	Yr Blt: 1980	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1980	Front Exp: S		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 2	Land Lease: 0	HOA/POA/COA (Monthly): 355	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 2,278
Ttl Units in Complex:	Min Days to Lease: 90	Brand Name:	Special Assmnt:
Unit Floor #: 1	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Canal Width 1 - 80	Restrict: Pet Restrictions; Other
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services: Common Dock
Flooring: Tile	Security: None	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area: Snack Bar	Cooling: Central	Terms Considered: Cash; Conventional; FHA
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms:		
Master Bedroom/Bath:		
Dining Area: Snack Bar		
Window Treatments:		
Maintenance Fee Incl: Lawn Care; Manager; Pool Service; Sewer; Water; Other		
Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Water Heater - Elec		
Private Pool:		
Parking: Assigned; Guest		
Lot Description:		
Subdiv. Amenities: Boating; Common Laundry; Pool		
Exterior Features:		
Interior Features: Closet Cabinets; Pantry; Split Bedroom		

Directions:
Public Remarks: Completely remodeled 2-bedroom 2-bathroom first floor unit features chefs kitchen with new stainless steel appliances, large closets, impact windows, view of the water, and located in the quiet waterfront boutique complex, within the prestigious Landings neighborhood. Close to fun Lauderdale by the Sea, beach, shopping and restaurants. Unit is tenant occupied until May 31, 2018, and is rented for \$1,800 per month. Complex is on canal with community boat dock, ocean access, and pool. Docks for 25' boat or less are available for additional fee, at first come first serve basis.

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Residential Customer Report

Address: 1160 N Federal Highway 223, Fort Lauderdale, FL 33304

MLS#: FX-10082319

St: Active

List Price: \$225,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494236AG1530
Subdivision: East Point Towers
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 150.91
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: EAST POINT TOWERS CONDO UNIT 223

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	20	X	12	Living Room	24	X	13.6	Patio/Balcony	0	X	0	Kitchen	10	X	9
Bedroom 2	13	X	10									Dining Area	12	X	5

SqFt - Living: 1,491	SqFt - Total: 1,491	Guest Hse:	Yr Blt: 1973	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: No
Baths - Total: 2	Year Built: 1973	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 12	Land Lease: 0	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg: 137	Recreation Lease: 0		Taxes: 2,488
Ttl Units in Complex: 274	Min Days to Lease: 90	Brand Name:	Special Assmnt:
Unit Floor #: 2	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design: Courtyard	Waterfront Details: Ocean Access; One Bridge; River; Seawall	Restrict: No Lease 1st Year; No Truck/RV
Construction: CBS	View: Garden; Other	HOPA: No Hopa
Unit Desc: Corner; Interior Hallway; Lobby	Private Pool: Heated	Boat Services: Dock Available
Flooring: Carpet; Ceramic Tile	Security: Gate - Manned; Lobby	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area: Breakfast Area; Dining-Living	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric; Heat Pump-Reverse	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms:		
Master Bedroom/Bath: Mstr Bdrm - Sitting		
Dining Area: Breakfast Area; Dining-Living		
Window Treatments: Plantation Shutters; Single Hung Metal		
Maintenance Fee Incl: Cable; Common Areas; Elevator; Laundry Facilities; Maintenance-Exterior; Manager; Parking; Pool Service; Recrtnal Facility; Sewer; Trash Removal; Water		
Equip/App'l Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Smoke Detector; Water Heater - Elec		
Private Pool: Heated		
Parking: Assigned; Covered; Deeded; Garage - Detached		
Lot Description:		
Subdiv. Amenities: Bike Storage; Boating; Clubhouse; Common Laundry; Elevator; Exercise Room; Extra Storage; Library; Picnic Area; Sauna; Trash Chute		
Exterior Features: Open Balcony		
Interior Features: Dome Kitchen; Walk-in Closet		

Directions: N. Federal Hwy approach, 300' north of Sunrise Blvd. on East Side of U.S. 1, Just north of PNC Bank and Just South of Audi Dealership. Look for East Point Tower Entrance Sign proceed to guard house for parking instructions

PUBLIC REMARKS: Large Northwest Corner unit 1491 s.f. with SEVEN closets, large balcony, and all new hurricane accorrdion shutters. Interior windows all have plantation shutters. Unit in original condition waiting for your updates. Ground floor garage deeded parking and abundant guest parking. 24 hr. security in this extremely popular Condo. complex right on the river. Bldgs. currently being painted and interior renovations in the making. Great gym facilities and saunas in newly furnished club house. Priced accordingly.

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Residential Customer Report

Address: 3275 NW 44th Street 5, Fort Lauderdale, FL 33309

MLS#: AX-10350795

St: Active

List Price: \$225,000



Area: 3550
Geo Area: FTNW
County: Broward
Parcel ID: 494218330105
Subdivision: Montage by the lake
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 171.1
Waterfront: Yes
Waterfrontage:

Legal Desc: SARTORI LAKE 119-39 B A POR PAR A DESC'D AS:COMM SW COR SE1/4 OF SE1/4 OF SEC 18, N 415.03,E 107.67 TO POB;E 47, N 26.3

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,315
BD: 3
Baths - Total: 2.1

SqFt - Total: 1,530
FB: 2
Year Built: 1995

Guest Hse:
Baths - Half: 1
Front Exp:

Yr Blt: 1995
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 2
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #: 1

Governing Bodies: Homeowner Assoc
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 365
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 127

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 1,203
Special Assmnt:

Design: Townhouse
Construction: Block; CBS; Concrete; Frame/Stucco
Unit Desc: Corner
Flooring: Tile; Wood Floor
Furnished:
Dining Area:
Guest House:
Roof:
Special Info: Sold As-Is
Rooms: Laundry-Util/Closet; Storage
Master Bedroom/Bath: Mstr Bdrm - Upstairs
Dining Area:
Window Treatments: Blinds
Maintenance Fee Incl: Lawn Care; Maintenance-Exterior; Pool Service; Trash Removal
Equip/Appl Included: Dishwasher; Dryer; Hookup; Microwave; Range - Electric; Refrigerator; Washer
Private Pool: Heated
Parking: Assigned; Guest; No Motorcycle; Open
Lot Description:
Subdiv. Amenities:
Exterior Features: Fence; Fruit Tree(s); Open Balcony; Open Porch
Interior Features: Split Bedroom; Walk-in Closet

Waterfront Details: Lake
View: Lake
Private Pool: Heated
Security: Entry Card; Entry Phone; TV Camera
Membership:
Cooling: Ceiling Fan; Central; Electric
Heating: Central
Utilities:

Restrict: Lease OK w/Restrict; No Truck/RV; Pet Restrictions
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: County Only
Terms Considered: Cash; Conventional
Mobile Features:

Directions: Commercial west of I-95 to NW 31st. Ave Left to 44th St. Entry to Montage Lakes .

Public Remarks: Completely updated. New kitchen with self cleaning double oven,all new baths,new tiled patio and wood deck,Porcelain tile on ground floor, hardwood on stairs,and hallway, balcony off master bedroom offers view of lake. Gated community. A must see.Make all offers known.

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Residential Customer Report

Address: 1600 SE 15th Street 515, Fort Lauderdale, FL 33316

MLS#: FX-10090696

St: Active

List Price: \$229,000



Area: 3600
Geo Area: FTSE
County: Broward
Parcel ID: 504214AH0640
Subdivision: PLAZA 15
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 224.51
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:
Ele School: Bennett
Middle School: Sunrise
High School: Fort Lauderdale

Legal Desc: PLAZA 15 CONDO UNIT 515

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,020
BD: 2
Baths - Total: 2

SqFt - Total: 1,020
FB: 2
Year Built: 1973

Guest Hse:
Baths - Half:
Front Exp: N

Yr Blt: 1973
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 6
Total Units in Bldg: 80
Ttl Units in Complex: 80
Unit Floor #: 5

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 365
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 485

Serial #:
Tax Year: 2016
Taxes: 2,736
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design:
Construction: CBS
Unit Desc: Interior Hallway; Lobby
Flooring: Tile
Furnished: Unfurnished
Dining Area: Dining-Living; Snack Bar
Guest House:
Roof:
Special Info: Sold As-Is
Remarks:

Waterfront Details: Interior Canal
View: Other
Private Pool: Heated
Security: Entry Phone; Lobby
Membership:
Cooling: Central; Electric
Heating: Central; Electric; Heat Strip
Utilities:

Restrict: Lease OK; Maximum # Vehicles; No Lease 1st Year
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes:
Terms Considered: Cash
Mobile Features:

Rooms:
Master Bedroom/Bath:
Dining Area: Dining-Living; Snack Bar
Window Treatments: Verticals
Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Lawn Care; Legal/Accounting; Maintenance-Exterior; Pool Service; Reserve Funds; Roof Maintenance; Sewer; Trash Removal; Water
Equip/App'l Included: Dishwasher; Dryer; Ice Maker; Range - Electric; Refrigerator; Washer; Water Heater - Elec
Private Pool: Heated
Parking: Assigned: Guest

Subdiv. Amenities: Elevator; Exercise Room; Picnic Area; Pool; Sauna; Street Lights; Trash Chute

Exterior Features: Deck; Open Balcony

Interior Features: Elevator; Entry Lvl Lvng Area; Stack Bedrooms; Walk-in Closet

Directions: FROM SOUTH FEDERAL HWY, TURN EAST ONTO SE 15TH ST(BOSTON MARKET). BUILDING IS NEAR END ON SOUTH(RIGHT) SIDE. CAN PARK ON STREET EVEN THO SPACES MARKED "RESERVED"
Public Remarks: CORNER 2/2 ON FIFTH FLOOR IN A DESIRABLE AREA. BOAT LAUNCH, MARINA AND RESTAURANT ON BLOCK. CLOSE TO SE 17TH ST SHOPS, BANKS, GROCERIES, RESTAURANTS. GOOD SCHOOLS/(MAGNET ELEMENTARY). EASY ACCESS TO I-95, I-595, TPKE, DOWNTOWN, BEACH AND AIRPORT

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Residential Customer Report

Address: 1200 SW 12th Street 310, Fort Lauderdale, FL 33315

MLS#: FX-10086727

St: Active

List Price: \$229,000



Area: 3480
Geo Area: FTSW
County: Broward
Parcel ID: 504216AD0440
Subdivision: Rio Nuevo
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 224.51
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: RIO NUEVO D CONDO UNIT 310 (CDO BK 3712 / PG 571)

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,020
BD: 2
Baths - Total: 2

SqFt - Total: 1,020
FB: 2
Year Built: 1968

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1968
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 3
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #: 3

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 265
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 423

Serial #:
Tax Year: 2016
Taxes: 3,049
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design: Courtyard
Construction: Block; Concrete
Unit Desc: Exterior Catwalk
Flooring: Carpet; Ceramic Tile; Wood Floor
Furnished: Unfurnished
Dining Area:
Guest House:
Roof:
Special Info:
Rooms:
Master Bedroom/Bath:
Dining Area:
Window Treatments:
Maintenance Fee Incl: Cable; Common Area
Equip/Apppl Included: Dishwasher; Disposal
Private Pool: Heated
Parking: Assigned; Guest
Lot Description:

Waterfront Details: No Fixed Bridges; Ocean Access; Canal Width 1 - 80
View: Canal
Private Pool: Heated
Security: Fence
Membership:
Cooling: Central
Heating: Central
Utilities:

Restrict: No Lease 1st Year; Pet Restrictions
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Directions: East on Davie Blvd and mid-way between I-95 and US1. Gated Entrance on the south side of Davie Blvd.

Public Remarks: Completely updated 2 bed/2 bath condo with beautiful canal views. Kitchen features dark cabinets, beautiful granite & stainless steel appliances. Unit has impact windows through out. Conveniently located close to downtown FTL, Las Olas, I-95 & the airport. Canal has no fixed bridges and ocean access. Community has gym, pool & bbq area. Tenant occupied ... tenants will stay or vacate within 60 days of closing.

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Residential Customer Report

Address: 3301 NE 32nd Avenue 202, Fort Lauderdale, FL 33308

MLS#: FX-10061223

St: Active

List Price: \$229,000



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319AJ0020
Subdivision: MARACAY CONDO
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 206.12
Waterfront: Yes
Waterfrontage:
Legal Desc: MARACAY CONDO UNIT 202

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale Add:

REO: No

SqFt - Living: 1,111
BD: 2
Baths - Total: 2

SqFt - Total: 1,111
FB: 2
Year Built: 1969

Guest Hse:
Baths - Half:
Front Exp: E

Yr Blt: 1969
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 7
Total Units in Bldg: 24
Ttl Units in Complex: 24
Unit Floor #: 2

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 30
Application Fee: 50

Membership Fee Amount:
HOA/POA/COA (Monthly): 390

Serial #:
Tax Year: 2016
Taxes: 3,709
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design:
Construction: Block; Concrete
Unit Desc:
Flooring: Tile; Wood Floor
Furnished: Unfurnished
Dining Area:
Guest House:
Roof:
Special Info:
Rooms:
Master Bedroom/Bath:
Dining Area:
Window Treatments:
Maintenance Fee Incl: Insurance
Equip/Apppl Included: Dishwasher
Private Pool:
Parking: Assigned; No Motorcycles
Lot Description:
Subdiv. Amenities: Pool
Exterior Features: None
Interior Features: Entry Lvl Lvr

Waterfront Details: Intracoastal
View: Other
Private Pool:
Security: Lobby
Membership:
Cooling: Central
Heating: Central
Utilities: Cable

Restrict: No Truck/RV; Other
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: No Homestead
Terms Considered: Conventional
Mobile Features:

Directions: Next to Bokamper's Bar & Grill.

Public Remarks: Rarely available 2 bedroom condo in Maracay, a building with only 24 apartments. Well maintained building and soon getting a face lift with new glass door balconies and new paint- all paid for. This apartment is overlooking the street (no water view).The pool is overlooking the intracoastal. No pets allowed and one parking space per apartment. No renting allowed for the first two years of ownership and after that it is one month minimum rental. Low maintenance - excellent location!

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Residential Customer Report

Address: 2700 Yacht Club Boulevard 7A, Fort Lauderdale, FL 33304

MLS#: FX-10080283

St: Active

List Price: \$229,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494236NR0240
Subdivision: CORAL COVE
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 241.05
Waterfront: Yes
Waterfrontage:

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: CORAL COVE ASSOC CO-OP

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 950

BD: 2

Baths - Total: 2

SqFt - Total:

FB: 2

Year Built: 1955

Guest Hse:

Baths - Half:

Front Exp: S

Yr Blt: 1955

Yr Blt Des: Resale

Pool Size:

Pets Allowed: No

Bldg #:	Governing Bodies: Homeowner Assoc
Total Floors/Stories: 2	Land Lease: 0
Total Units in Bldg:	Recreation Lease: 0
Ttl Units in Complex:	Min Days to Lease: 0
Unit Floor #: 1	Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 431

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 4,251
Special Assmnt:

Design:
Construction: Block; Concrete
Unit Desc: Corner
Flooring: Marble; Tile
Furnished: Unfurnished
Dining Area: Dining-Living
Guest House:
Roof:
Special Info:
Rooms:
Master Bedroom/Bath:
Dining Area: Dining-Living
Window Treatments: Blinds
Maintenance Fee Incl: Cable;
Equip/App'l Included: Dishwasher
Private Pool:


Waterfront Details: Bay; Intracoastal; No Fixed Bridges; Ocean Access
View: Bay; Pool
Private Pool:
Security: None
Membership:
Cooling: Central
Heating: Central
Utilities:

Restrict: No Lease; No Truck/RV; Other
HOPA: No Hopa
Boat Services: Private Dock; Common Dock; Dock Available
Guest House:
Taxes:
Terms Considered: Cash
Mobile Features:

Directions: SUNRISE BLVD EAST TO BAYVIEW DRIVE TURN LEFT HEADING NORTH TO YACHT CLUB BLVD. PARK AT BUILDING 7 #25 or GPS JUST DOWN FROM CORAL RIDGE YACHT CLUB.
Public Remarks: STUNNING FIRST FLOOR CORNER UNIT ON THE INTRACOASTAL. LOWEST PRICED 2 BEDROOM 2 BATH IN CORAL COVE. OVERLOOKING THE POOL, YACHTS AND THE BAY. NO FIXED BRIDGES, HURRICANE IMPACT WINDOWS, LIMESTONE COUNTERTOP IN KITCHEN AND MARBLE FLOORS THROUGH - OUT. SEVERAL BUILT INS IN MASTER BEDROOM WITH REHABED WALK IN SHOWER, HEATED POOL, WALK TO PUBX OR TAKE THE TROLLEY TO THE BEACH, THE GALLERIA MALL AND ALL FINE DINING JUST BLOCKS AWAY. DOCK SPACE AVAILABLE ON FIRST COME BASIS. ALL AGES WELCOME. NO LEASING FOR 5

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Residential Customer Report

Address: 900 River Reach Drive 305, Fort Lauderdale, FL 33315		MLS#: FX-10074819	St: Active	List Price: \$229,900
	Area: 3470			
	Geo Area: FTSW			
	County: Broward			
	Parcel ID: 504209AB0490			
	Subdivision: RIVER REACH			
	Development Name: RIVER REACH			
	Model Name:			
	Lot Dimensions:			
	List Price Sqft: 224.29			
	Waterfront: Yes			
Waterfrontage:		Legal Desc: RIVER REACH NO 1 CONDO UNIT 305		
Short Sale: No		Short Sale Add:		REO: No

SqFt - Living: 1,025	SqFt - Total:	Guest Hse:	Yr Blt: 1971	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1971	Front Exp: NW		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 5	Land Lease: 0	HOA/POA/COA (Monthly): 544	Tax Year: 2016
Total Units in Bldg: 111	Recreation Lease: 0		Taxes: 3,834
Ttl Units in Complex: 574	Min Days to Lease: 180	Brand Name:	Special Assmnt:
Unit Floor #: 3	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; River	Restrict: Lease OK; Maximum # Vehicles; No Lease 1st Year; < 20 lb Pet
Construction: CBS	View: Garden	HOPA: No Hopa
Unit Desc: Interior Hallway; Lobby	Private Pool: Heated	Boat Services: Common Dock; Dock Available
Flooring: Carpet	Security: Gate - Manned; Private Guard	Guest House:
Furnished: Unfurnished	Membership:	Taxes: No Homestead
Dining Area: Dining-Living	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms:		
Master Bedroom/Bath: Combo Tub/Shower		
Dining Area: Dining-Living		
Window Treatments: Sliding		
Maintenance Fee Incl: Cable; Common Areas; Insurance-Other; Maintenance-Exterior; Manager; Pest Control; Pool Service; Recrtnal Facility; Reserve Funds; Roof Maintenance; Security; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Range - Electric; Refrigerator		
Private Pool: Heated		
Parking: Assigned; Guest		
Lot Description:		
Subdiv. Amenities: Boating; Clubhouse; Common Laundry; Elevator; Exercise Room; Extra Storage; Picnic Area; Pool; Tennis; Trash Chute		
Exterior Features: Open Balcony; Tennis Court		
Interior Features: Stack Bedrooms		

Directions: DAVIE BLVD TO SW 9 AVE - GO NORTH APPROX 2 BLOCKS TO RIVER REACH GATE ON LEFT.
Public Remarks: VERY DESIRABLE LARGEST 2/2 WITH WASHER & DRYER HOOK-UP IN THE UNIT! BRIGHT & OPEN CORNER W/OPEN KITCHEN & SEPARATE UTILITY ROOM W/WASHER/DRYER HOOK-UP. NEW A/C. COVERED BALCONY LOOKING OVER GARDEN AREA TOWARDS CANAL. NO LEASING FIRST 2 YRS OF OWNERSHIP. GATED WATERFRONT COMMUNITY WITH 24 HR MANNED GUARDHOUSE, HEATED POOLS, TENNIS, EXERCISE ROOM & KAYAK/PADDLEBOARD RACKS. 2 PETS -20 LBS OK, DOCK TO 50' AS AVAIL. MINUTES TO DOWNTOWN/LAS OLAS, BEACHES, RESTAURANTS, SHOPPING, PORT, AIRPORT & ALL EXPRESSWAYS!

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Residential Customer Report

Address: 6471 Bay Club Drive 4, Fort Lauderdale, FL 33308

MLS#: FX-10059528

St: Active

List Price: \$229,900



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494212AK5340
Subdivision: Bay Colony Club
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 183.92
Waterfront: Yes
Waterfrontage:
Legal Desc: BAY COLONY CLUB CONDO UNIT 6471-4 BLDG 17

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,250
BD: 2
Baths - Total: 2

SqFt - Total: 1,250
FB: 2
Year Built: 1973

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1973
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 2
Total Units in Bldg:
Ttl Units in Complex: 640
Unit Floor #: 2

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 90
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 338.33

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 3,669
Special Assmnt:

Design:
Construction: CBS
Unit Desc:
Flooring: Carpet; Tile; Wood Floor
Furnished: Unfurnished
Dining Area: Dining-Living
Guest House:

Waterfront Details: Interior Canal; Intracoastal
View: Other
Private Pool: Heated
Security: Gate - Manned; Private Guard; Security Patrol
Membership:
Cooling: Ceiling Fan; Central; Electric
Heating: Central; Electric
Utilities: Cable

Restrict: Lease OK; Lease OK w/Restrict; No Corporate Buyers; No Truck/RV
HOPA: No Hopa
Boat Services: Dock Available
Guest House:
Taxes:
Terms Considered: Conventional
Mobile Features:

Roof:
Special Info: Sold As-Is
Rooms: Glass Porch
Master Bedroom/Bath: Combo Tub/Shower
Dining Area: Dining-Living
Window Treatments: Blinds
Maintenance Fee Incl: Cable; Common Areas; Insurance-Other; Lawn Care; Maintenance-Exterior; Manager; Security; Sewer; Trash Removal; Water
Equip/Appl Included: Dishwasher; Disposal; Dryer; Range - Electric; Smoke Detector; Washer; Water Heater - Elec
Private Pool: Heated
Parking: Assigned; Guest; No Motorcycle
Lot Description:
Subdiv. Amenities: Boating; Clubhouse; Exercise Room; Tennis
Exterior Features:
Interior Features:

Directions: US1 to 62nd ST (Bayview Drive). Turn east. 2nd left to gatehouse.
Public Remarks: PRICE ADJUSTMENT! Best deal! Wonderful gated,24/7 private security,ICW community with amazing amenities.Second floor updated 2/2 with open kitchen,french doors to 2nd bedroom/den,enclosed porch,WASHER/DRYER,NEW AC,4 heated pools w/BBQ areas--1 on the ICW with gazebo bar,2 fitness centers,6 tennis courts.Dockage with no fixed bridges at an amazing \$1.50/ft/month. 30+ acres to walk,bike. Close to beach, shopping, restaurants, downtown. Come look and live the life at Fort Lauderdale's best kept secret!!

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Residential Customer Report

Address: 4959 Windward Way 4106, Fort Lauderdale, FL 33312

MLS#: FX-10063126

St: Active

List Price: \$230,000



Area: 3070
Geo Area: HWCE - Hollywood Central (3070-3100)
County: Broward
Parcel ID: 504232AB2850
Subdivision: VILLAS AT HARBOR ISLES
Development Name: HARBOR ISLES
Model Name:
Lot Dimensions:
List Price Sqft: 166.79
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2.1
Garage Spaces:

Legal Desc: VILLAS AT HARBOR ISLES CONDO UNIT 4106 BLDG 41

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,379
BD: 2
Baths - Total: 2.1

SqFt - Total: 1,379
FB: 2
Year Built: 2004

Guest Hse:
Baths - Half: 1
Front Exp:

Yr Blt: 2004
Yr Blt Des: New Construction

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 2
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #: 1

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 365
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 295

Serial #:
Tax Year: 2016
Taxes: 4,904
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design: Old Spanish; Townhouse
Construction: CBS
Unit Desc: Garden Apartment
Flooring: Ceramic Tile
Furnished:
Dining Area:
Guest House:
Roof:
Special Info:
Rooms:
Master Bedroom/Bath:
Dining Area:
Window Treatments:
Maintenance Fee Incl: Lawn Care
Equip/App'l Included: Dishwasher

Waterfront Details:
View:
Private Pool: Heated
Security: Fence; Gate - Manned; TV Camera
Membership:
Cooling: Central
Heating: Central
Utilities:

Restrict: Lease OK
HOPA: No Hopa
Boat Services:
Guest House:
Taxes:
Terms Considered: Conventional
Mobile Features:

Subdiv. Amenities: Street Lights
Exterior Features: Screen Porch
Interior Features: Ctdrl/Vault Ceilings; Pantry; Walk-in Closet

Directions:
Public Remarks:

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Residential Customer Report

Address: 3233 NE 34th Street 304, Fort Lauderdale, FL 33308 MLS#: FX-10065640 St: Active List Price: \$232,000



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319NR0250
Subdivision: Coral Ridge Towers
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 205.31
Waterfront: Yes
Waterfrontage:

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: CORAL RIDGE TOWERS CO-OP UNIT 304

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	17	X	15	Living Room	16	X	19	Patio/Balcony	16	X	6	Kitchen	14	X	8
Bedroom 2	12	X	12												
SqFt - Living: 1,130	SqFt - Total:			Guest Hse:			Yr Blt: 1962			Pool Size:			BD: 2		
Baths - Total: 2	FB: 2			Baths - Half:			Yr Bit Des: Resale			Pets Allowed: No			Year Built: 1962		
	Front Exp: N														

Bldg #:	Governing Bodies: Co-Op	Membership Fee Amount:	Serial #:
Total Floors/Stories: 16	Land Lease: 0	HOA/POA/COA (Monthly): 437	Tax Year: 2016
Total Units in Bldg: 329	Recreation Lease: 0		Taxes: 3,192
Ttl Units in Complex: 1,440	Min Days to Lease: 0	Brand Name:	Special Assmnt:
Unit Floor #: 3	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design: Courtyard	Waterfront Details: Intracoastal	Restrict: Daily Rentals; No Lease; No Truck/RV
Construction: Block; Concrete	View: Intracoastal; Ocean; Pool	HOPA: Yes-Verified
Unit Desc: Interior Hallway	Private Pool: Heated	Boat Services: Common Dock
Flooring: Ceramic Tile; Wood Floor	Security: Entry Card; Security Patrol; TV Camera	Guest House:
Furnished: Furniture Negotiable; Unfurnished	Membership:	Taxes:
Dining Area: Dining-Living	Cooling: Ceiling Fan; Wall-Win A/C	Terms Considered: Cash
Guest House:	Heating: Electric; Window/Wall	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms:		
Master Bedroom/Bath: Combo Tub/Shower		
Dining Area: Dining-Living		
Window Treatments: Blinds		
Maintenance Fee Incl: Cable; Elevator; Lawn Care; Maintenance-Exterior; Manager; Pest Control; Pool Service; Recrtnal Facility; Reserve Funds; Roof Maintenance; Security; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Smoke Detector; Wall Oven		
Private Pool: Heated		
Parking: Assigned		
Lot Description:		
Subdiv. Amenities: Boating; Clubhouse; Common Laundry; Community Room; Elevator; Exercise Room; Extra Storage; Library; Pool; Putting Green; Shuffleboard		
Exterior Features:		
Interior Features: Dome Kitchen; Entry Lvl Lvng Area; Walk-in Closet		

Directions: TAKE OAKLAND PARK BLVD EAST TO THE END (OCEAN BLVD) AND TAKE A LEFT. TURN LEFT ONTO 34TH STREET AND GO ALMOST TO END. 3233 WILL BE ON YOUR RIGHT. PARK IN BACK RIGHT HAND CORNER OF LOT IN A MARKED VISITOR SPOT, AND CHECK IN WITH GUARD AT DESK.

Public Remarks: Experience An Amazing View Of The Intracoastal Waterway & Ocean While Enjoying One Of Fort Lauderdale's Most Desirable 55+ Communities. Many Fine Upgrades To This Home Including Improvements To Kitchen w/ Granite, Bath Vanities & Backsplashes, & Lovely New Floors In Bedrooms. Unit Has Impact Windows, Balcony & One Extra Window In Master Bedroom. Share Amenities w/ Association Such As Heated Pool, Exercise Room, Putting Green, Shuffleboard & Access To The Water Taxi. 24 Hour Security & Management On Site.

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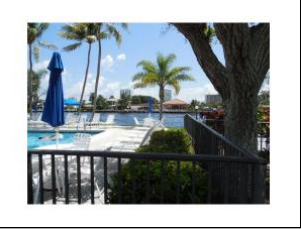
Residential Customer Report

Address: 6287 Bay Club Drive 1, Fort Lauderdale, FL 33308

MLS#: FX-10087952

St: Active

List Price: \$238,500



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494212AK1650
Subdivision: BAY COLONY CLUB
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 198.75
Waterfront: Yes
Waterfrontage:

Legal Desc: BAY COLONY CLUB CONDO UNIT 6287-1 BLDG 6

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,200	SqFt - Total:	Guest Hse:	Yr Blt: 1973	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: No
Baths - Total: 2	Year Built: 1973	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 2	Land Lease: 0	HOA/POA/COA (Monthly): 338	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 3,751
Ttl Units in Complex:	Min Days to Lease: 365	Brand Name:	Special Assmnt:
Unit Floor #: 1	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal; Intracoastal	Restrict: Lease OK; Lease OK w/Restrict; No Corporate Buyers; No Truck/RV
Construction: CBS	View: Other	HOPA: No Hopa
Unit Desc: Garden Apartment	Private Pool: Heated	Boat Services: Dock Available
Flooring: Ceramic Tile; Wood Floor	Security: Entry Card; Fence; Gate - Manned; Security Patrol	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area: Dining-Living	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms: Glass Porch		
Master Bedroom/Bath:		
Dining Area: Dining-Living		
Window Treatments: Blinds		
Maintenance Fee Incl: Cable; Common Areas; Insurance-Other; Maintenance-Exterior; Manager; Pool Service; Roof Maintenance; Security; Sewer		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool: Heated		
Parking: Assigned; Guest; No Motorcycle		
Lot Description:		
Subdiv. Amenities: Boating; Clubhouse; Community Room; Exercise Room; Picnic Area; Tennis		
Exterior Features:		
Interior Features: Custom Mirror; French Door; Walk-in Closet		

Directions: US1 TO BAYVIEW DR. EAST TO COMPLEX ON LEFT SIDE OF BAYVIEW.
Public Remarks: Prestigious gated Bay Colony Club! First floor! Remodeled unit-newer kitchen,updated baths-seamless shower door.Laminate/ceramic floors! Bright & airy enclosed patio! New A/C! Cable included!Washer/dryer! French doors to second bedroom! Park at front door!Community features 4 heated pools-one on intracoastal with gazebo bar!!!Tennis cts,state of the art gym,3 club houses,billiards, boat dockage-no fixed bridges-\$1.50 per ft per month-WOW!!! Easy show & sell!!!
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Residential Customer Report

Address: 6235 Bay Club Drive 3, Fort Lauderdale, FL 33308

MLS#: FX-10086241

St: Active

List Price: \$239,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494212AK0830
Subdivision: Bay Colony Club
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 199.17
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: BAY COLONY CLUB CONDO UNIT 6235-3 BLDG 3

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,200	SqFt - Total: 1,200	Guest Hse:	Yr Blt: 1973	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1973	Front Exp: S		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount: 0	Serial #:
Total Floors/Stories: 2	Land Lease: 0	HOA/POA/COA (Monthly): 338.33	Tax Year: 2016
Total Units in Bldg: 32	Recreation Lease: 0		Taxes: 3,719
Ttl Units in Complex: 640	Min Days to Lease: 90	Brand Name:	Special Assmnt:
Unit Floor #: 2	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width 1	Restrict: Lease OK; Lease OK w/Restrict; No Corporate Buyers; No Truck/RV
Construction: CBS	- 80	HOPA: No Hopa
Unit Desc: Garden Apartment	View: Garden	Boat Services: Common Dock
Flooring: Tile	Private Pool: Heated	Guest House:
Furnished: Unfurnished	Security: Fence; Gate - Manned	Taxes: No Homestead
Dining Area: Dining-Living	Membership:	Terms Considered: Conventional
Guest House:	Cooling: Ceiling Fan; Central; Electric; Humidistat	Mobile Features:
Roof:	Heating: Central; Electric	
Special Info: Sold As-Is	Utilities: Cable	

Rooms: Glass Porch; Storage
Master Bedroom/Bath: Combo Tub/Shower
Dining Area: Dining-Living
Window Treatments: Awning; Blinds; Sliding
Maintenance Fee Incl: Cable; Common Areas; Insurance-Other; Laundry Facilities; Lawn Care; Maintenance-Exterior; Pool Service; Roof Maintenance; Security; Sewer; Trash Removal; Water
Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Smoke Detector; Water Heater - Elec
Private Pool: Heated
Parking: Assigned; Guest; No Motorcycle
Lot Description:
Subdiv. Amenities: Bike Storage; Boating; Clubhouse; Common Laundry; Exercise Room; Picnic Area; Tennis
Exterior Features:
Interior Features: Custom Mirror

Directions: US1 to Bayview Drive, go east, turn into complex on left.
Public Remarks: Prestigious Bay Colony Club gated waterfront community has a 2 bed, 2 bath condo for sale! This condo is nicely updated with kitchen remodel 2014 & S/S appliances, a/c 2015, enclosed patio, 20" tile floor throughout and is on the 2nd floor. Small view of canal from balcony. You can bring your boat up to 50' to this deep water dock, no bridges @ \$1.50 ft - what?? You can rent right away too! Complex has 6 Tennis courts, 2 gyms, docks, 3 clubhouses, 1 cabana bar at one of the pools. Must have 620 credit

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Residential Customer Report

Address: 3200 NE 36th Street 1521, Fort Lauderdale, FL 33308

MLS#: FX-10044846

St: Active

List Price: \$239,000



Area: 3150
Geo Area: FBFA
County: Broward
Parcel ID: 494319NN2910
Subdivision: Coral Ridge Tower N
Development Name: Coral Ridge Towers N
Model Name:
Lot Dimensions:
List Price Sqft: 213.39
Waterfront: Yes
Waterfrontage:
Legal Desc: CORAL RIDGE TOWERS NORTH CO-OP UNIT 1521
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale Add:

REO: No

Master Bedroom	12x14	X	Living Room	12x16	X	Dining Room	8x16	X	Kitchen	8x14	X
Bedroom 2	12x12	X									

SqFt - Living: 1,120	SqFt - Total:	Guest Hse:	Yr Blt: 1963	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1963	Front Exp: SE		

Bldg #:	Governing Bodies: Co-Op	Membership Fee Amount:	Serial #:
Total Floors/Stories: 16	Land Lease: 0	HOA/POA/COA (Monthly):	Tax Year: 2015
Total Units in Bldg:	Recreation Lease: 0		Taxes: 1,861
Ttl Units in Complex:	Min Days to Lease: 0	Brand Name:	Special Assmnt:
Unit Floor #: 15	Application Fee: 125	Mobile Home Size:	
		Decal #:	


Design: Construction: Block; Concrete Unit Desc: Lobby Flooring: Carpet; Tile Furnished: Furnished Dining Area: Dining-Living; Eat-In Kitchen Guest House: Roof: Special Info: Sold As-Is Rooms: Storage; Util-Garage Master Bedroom/Bath: Combo Tub/Shower Dining Area: Dining-Living; Eat-In Kitchen Window Treatments: Impact Glass Maintenance Fee Incl: Cable; Common Areas; Elevator; Manager; Parking; Pest Control; Pool Service; Reserve Funds; Security; Sewer; Trash Removal; Water Equip/Apppl Included: Dishwasher; Fire Alarm; Microwave; Range - Electric; Refrigerator; Smoke Detector; Wall Oven Private Pool: Heated Parking: Assigned Lot Description: Subdiv. Amenities: Bike Storage; Common Laundry; Community Room; Elevator; Exercise Room; Extra Storage; Library; Pool; Shuffleboard; Trash Chute Exterior Features: Open Balcony Interior Features: Dome Kitchen; Elevator; Entry Lvl Lving Area	Waterfront Details: Intracoastal View: Ocean; Other Private Pool: Heated Security: Entry Card; Gate - Manned Membership: Cooling: Ceiling Fan; Electric; Wall-Win A/C Heating: Electric; Heat Strip; Window/Wall Utilities:	Restrict: No Corporate Buyers; No Lease HOPA: Yes-Verified Boat Services: Guest House: Taxes: Homestead Terms Considered: Cash Mobile Features:
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Directions: Oakland Park Blvd. east to A1A; North to NE 36 ST; Left to end; left into CRTN.

Public Remarks: Large 2/2 apt w/ views of ocean & city; large heated pool located on intracoastal, walking distance to ocean, shops, restaurants & banks; 24 hr. security, library, shuffle board, exercise room & community room.

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Residential Customer Report

Address: 2841 NE 33rd Court 404, Fort Lauderdale, FL 33306		MLS#: FX-10083924	St: Active	List Price: \$239,500
	Area: 3250 Geo Area: FTNE County: Broward Parcel ID: 494224BB0220 Subdivision: BARCLAY SQUARE CONDOS Development Name: Model Name: Lot Dimensions: List Price Sqft: 249.48 Waterfront: Yes Waterfrontage: Legal Desc: BARCLAY SQUARE CONDO UNIT 404		Type: Condo/Coop Lot Dimensions: Type: Condo/Coop Dock: Private Pool: No Baths - Total: 2 Garage Spaces: Ele School: Bennett Middle School: Sunrise High School: Fort Lauderdale	
	Short Sale: No		Short Sale Add:	
				REO: No

SqFt - Living: 960 BD: 2 Baths - Total: 2	SqFt - Total: 960 FB: 2 Year Built: 1975	Guest Hse: Baths - Half: Front Exp:	Yr Blt: 1975 Yr Blt Des: Resale	Pool Size: Pets Allowed: No
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Bldg #: Total Floors/Stories: 4 Total Units in Bldg: Ttl Units in Complex: 24 Unit Floor #: 4	Governing Bodies: Condominium Land Lease: 0 Recreation Lease: 0 Min Days to Lease: 365 Application Fee: 150	Membership Fee Amount: HOA/POA/COA (Monthly): 292 Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2016 Taxes: 1,242 Special Assmnt:
--	--	---	--

Design: Construction: Block; Concrete; Frame/Stucco Unit Desc: Lobby Flooring: Carpet; Tile Furnished: Unfurnished Dining Area: Breakfast Area; Dining Family Guest House: Roof: Special Info: Deed Restrictions; Sold As-Is	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width 1 - 80 View: Canal; Garden Private Pool: Security: Entry Phone; Lobby Membership: Cooling: Central Heating: Central Utilities:	Restrict: Lease OK; Maximum # Vehicles; No Lease 1st Year; No Truck/RV HOPA: No Hopa Boat Services: Common Dock; Dock Available Guest House: Taxes: Homestead Terms Considered: Conventional Mobile Features:
Rooms: Laundry-Util/Closet; Storage Master Bedroom/Bath: Combo Tub/Shower Dining Area: Breakfast Area; Dining Family Window Treatments: Blinds; Sliding Maintenance Fee Incl: Common Areas; Laundry Facilities; Maintenance-Exterior; Parking; Pool Service; Sewer; Trash Removal; Water Equip/Appl Included: Dishwasher; Microwave; Range - Electric; Refrigerator; Smoke Detector Private Pool: Parking: Assigned; Guest Lot Description: Subdiv. Amenities: Boating; Common Laundry; Elevator; Extra Storage; Picnic Area Exterior Features: Deck; Screened Balcony Interior Features: Closet Cabinets; Ctdrl/Vault Ceilings; Custom Mirror; Elevator		
Directions: FROM I 95 HEAD EAST AT OAKLAND PARK BLVD, THEN NORTH ON BAYVIEW DRIVE. TURN EAST TO NE 33RD COURT, BUILDING WILL BE HALF WAY DOWN ON LEFT. Public Remarks: WATERFRONT, BEST LOCATION, MINUTES FROM THE BEACH, DOCK SLIP AVAILABLE!!! WALKING DISTANCE TO EVERYTHING YOU NEED TO ENJOY FLORIDA LIFESTYLE!!! THIS IS A ONE KIND OF AN OPPORTUNITY!! NO FIXED BRIDGES! OCEAN ACCESS!! BOATERS PARADISE! DOCKAGE AVAILABLE FOR UP TO 32' BOAT!! WON'T LAST!! GORGEOUS KITCHEN WITH GRANITE COUNTER TOPS AND NEW KITCHEN CABINETS. BATHROOMS UPDATED. VAULTED CEILINGS. TOP FLOOR!!		

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Residential Customer Report

Address: 1535 SE 15th Street 208, Fort Lauderdale, FL 33316

MLS#: RX-10347981

St: Active

List Price: \$244,900



Area: 3600
Geo Area: FTSE
County: Broward
Parcel ID: 504214bg0150
Subdivision: HARBOR VIEW APTS CONDO
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 255.1
Waterfront: Yes
Waterfrontage:
Legal Desc: HARBOR VIEW APTS CONDO UNIT 208

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Short Sale: No

Short Sale Add: No

REO: No

Master Bedroom	N/A	X	N/A	Living Room	N/A	X	N/A	Kitchen	N/A	X	N/A
SqFt - Living: 960	SqFt - Total: 960			Guest Hse:	Yr Blt: 1979				Pool Size:		
BD: 2	FB: 2			Baths - Half: 0	Yr Blt Des: Resale				Pets Allowed: Yes		
Baths - Total: 2	Year Built: 1979			Front Exp: E							

Bldg #:	Governing Bodies: Condo	Membership Fee Amount:	Serial #:
Total Floors/Stories: 3	Land Lease:	HOA/POA/COA (Monthly): 320	Tax Year: 2016
Total Units in Bldg: 27	Recreation Lease:		Taxes: 3,629.06
Ttl Units in Complex:	Min Days to Lease: 365	Brand Name:	Special Assmnt: No
Unit Floor #: 2	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Intracoastal	Restrict: Lease OK; None
Construction: CBS	View: Canal; Intracoastal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Inground	Boat Services: Private Dock
Flooring: Ceramic Tile; Marble; Other	Security:	Guest House:
Furnished: Furnished; Turnkey	Membership:	Taxes: No Homestead
Dining Area: Dining-Living	Cooling: Central	Terms Considered: Cash; Conventional; FHA; VA
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms: None		
Master Bedroom/Bath: Combo Tub/Shower		
Dining Area: Dining-Living		
Window Treatments:		
Maintenance Fee Incl: Common Areas; Elevator; Lawn Care; Maintenance-Exterior; Pool Service; Reserve Funds; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Fire Alarm; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer		
Private Pool: Inground		
Parking: 2+ Spaces		
Lot Description:		
Subdiv. Amenities: Boating; Common Laundry; Elevator; Picnic Area; Pool		
Exterior Features: Screened Balcony		
Interior Features: Walk-in Closet		
Showing Instructions: Text Listing Agent		

Directions: From US-1, go east on 17 st causeway . Make a left on Cordova Rd., make right on 15 st. Condo on left

Public Remarks: Deluxe and Beautifully remodeled. Unit is nestled only minutes from Port Everglades Inlet. Serene view overlooks the lushly landscaped pool area from your private screened balcony. Turn Key and move right in, Impact windows in every room. Unit has new washer & dryer Appliance with Granite tops. Boutique 27 units building allows: up to 2 dogs & cats, immediate rental of your unit. This is the hottest and most desirable location in Ft Laud, park your yacht behind your condo. Just minutes to the beach. Walk to your favorite shops, bars and restaurants.

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Residential Customer Report

Address: 3200 Port Royale Drive 309, Fort Lauderdale, FL 33308

MLS#: FX-10092279

St: Active

List Price: \$245,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494307BM0230
Subdivision: THE TOWER AT PORT ROYALE
Development Name: PORT ROYALE
Model Name:
Lot Dimensions:
List Price Sqft: 177.66
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: THE TOWER AT PORT ROYALE UNIT 309

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,379

BD: 2

Baths - Total: 2

SqFt - Total: 1,379

FB: 2

Year Built: 1981

Guest Hse:

Baths - Half:

Front Exp: N

Yr BIt: 1981

Yr Blt Des: Resale

Pool Size:

Pets Allowed: No

Bldg #:
Total Floors/Stories: 20
Total Units in Bldg:
Ttl Units in Complex: 230
Unit Floor #: 3

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 90
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 559

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 4,462
Special Assmnt:

Design:
Construction: CBS
Unit Desc: Lobby
Flooring: Ceramic Tile
Furnished: Unfurnished
Dining Area: Dining-Living; Snack Bar
Guest House:
Roof:
Special Info:
Rooms:
Master Bedroom/Bath: Combo Tub/Shower
Dining Area: Dining-Living; Snack Bar
Window Treatments: Double Hung Metal
Maintenance Fee Incl: Cable; Common Area
Equip/App'l Included: Dishwasher; Disposal

Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access
View: Garden
Private Pool: Heated
Security: Doorman; Security Patrol
Membership:
Cooling: Central; Electric
Heating: Central
Utilities: Cable

Restrict: Lease OK; Lease OK w/Restrict; No Truck/RV
HOPA: No Hopa
Boat Services: Dock Available
Guest House:
Taxes:
Terms Considered: Conventional
Mobile Features:

Subdiv. Amenities: Bike Storage; Billiards; Boating; Community Room; Elevator; Ex
Exterior Features: Open Balcony; Tennis Court
Interior Features: Entry Lvl Lving Area; Fire Sprinkler; Split Bedroom; Walk-in Closet

Public Remarks: Hwy north of 62 St (Cypress Creek Rd) to 65 St (Port Royale Blvd, turn E and go through guard gate and follow road to the left around curve to the high-rise.
 2 bedroom, 2 bath condo. Kitchen has been upgraded with granite counter tops and is open to dining/living room. The Tower at Port Royale has fabulous amenities, i.e.: 2 tennis courts, huge heated pool, covered outside entertainment area, dock space available, 24 hr manned lobby, billiard room, gym, library & more. Beautiful complex which is gated and close to banks, hospitals, restaurants, shopping, groceries and BEACH. Plenty of parking Can rent out right away.

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Residential Customer Report

Address: 3233 NE 34th Street 1612, Fort Lauderdale, FL 33308

MLS#: FX-10066817

St: Active

List Price: \$247,500



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319NR2970
Subdivision: Coral Ridge Tower
Development Name: Coral Ridge Tower
Model Name:
Lot Dimensions:
List Price Sqft: 252.04
Waterfront: Yes
Waterfrontage:
Legal Desc: CORAL RIDGE TOWERS CO-OP UNIT 1612

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 982	SqFt - Total: 1,100	Guest Hse:	Yr Blt: 1962	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1962	Front Exp: SE		

Bldg #:	Governing Bodies: Co-Op	Membership Fee Amount: 0	Serial #:
Total Floors/Stories: 17	Land Lease: 0	HOA/POA/COA (Monthly):	Tax Year: 2015
Total Units in Bldg:	Recreation Lease: 0		Taxes: 3,316
Ttl Units in Complex:	Min Days to Lease: 0	Brand Name:	Special Assmnt:
Unit Floor #: 16	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Intracoastal	Restrict: No Lease; No Truck/RV
Construction: CBS	View: Ocean	HOPA: Yes-Verified
Unit Desc: Lobby	Private Pool: Heated	Boat Services:
Flooring: Tile	Security: Doorman; Gate - Manned; Lobby; Security Patrol	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area: Dining-Living; Formal	Cooling: Ceiling Fan; Central	Terms Considered: Cash
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities: Cable	
Special Info: Sold As-Is		
Rooms: Den/Office		
Master Bedroom/Bath: 2 Master Baths; Combo Tub/Shower		
Dining Area: Dining-Living; Formal		
Window Treatments: Picture; Sliding		
Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Maintenance-Exterior; Manager; Reserve Funds; Security; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Hookup; Ice Maker; Microwave; Range - Electric; Refrigerator; Water Heater - Elec		
Private Pool: Heated		
Parking: Assigned; Guest		
Lot Description:		
Subdiv. Amenities: Bike Storage; Business Center; Clubhouse; Community Room; Elevator; Exercise Room; Extra Storage; Picnic Area; Pool; Putting Green; Trash Chute		
Exterior Features: Open Balcony; Shutters		
Interior Features: Built-in Shelves; Entry Lvl Lvng Area; Volume Ceiling		

Directions: A1A, just north of Oakland Park Blvd. Drive west on NE 34th St . Located on the intracoastal and the north side of NE 34th St
Public Remarks: DEAL FELL THROUGH!!!! Now is your chance to grab this beautifully remodeled split bedroom & take in the ocean view! Appointed w/new Italian tile flooring, a stylish, modern kitchen & baths, impact windows & more. This unit is in highly sought after Coral Ridge Towers, offering beautiful grounds and an intracoastal side swimming pool, it's also walking distance to the beach, as well as 57 restaurants & shops.

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Residential Customer Report

Address: 3233 NE 34th Street 812, Fort Lauderdale, FL 33308

MLS#: FX-10093851

St: Active

List Price: \$249,000



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319NR1430
Subdivision: CORAL RIDGE TOWERS
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 253.56
Waterfront: Yes
Waterfrontage:

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: CORAL RIDGE TOWERS CO-OP UNIT 812

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 982	SqFt - Total:	Guest Hse:	Yr Blt: 1962	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Unknown	Pets Allowed: No
Baths - Total: 2	Year Built: 1962	Front Exp:		

Bldg #:	Governing Bodies: Co-Op	Membership Fee Amount: 0	Serial #:
Total Floors/Stories: 18	Land Lease: 0	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 3,184
Ttl Units in Complex:	Min Days to Lease: 0	Brand Name:	Special Assmnt:
Unit Floor #: 8	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details:	Restrict: No Lease; Other
Construction: Block; Concrete	View: Other	HOPA: Yes-Verified
Unit Desc: Interior Hallway; Lobby	Private Pool: Heated	Boat Services:
Flooring: Carpet; Ceramic Tile	Security: Doorman; Lobby	Guest House:
Furnished:	Membership:	Taxes: No Homestead
Dining Area:	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Cash
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities:	
Special Info:		
Rooms:		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl: Cable; Common Areas; Elevator; Laundry Facilities; Lawn Care; Maintenance-Exterior; Pool Service		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool: Heated		
Parking: Assigned; Guest		
Lot Description:		
Subdiv. Amenities: Clubhouse; Common Laundry; Community Room; Exercise Room; Extra Storage; Library; Putting Green		
Exterior Features: Open Porch		
Interior Features: Elevator; Foyer		

Directions: OAKLAND PARK TO A1A, LEFT TO 34th. LEFT ONTO 34th, LAST BLDG ON RIGHT, PLEASE PARK IN GUEST SPOT
Public Remarks: Estate Sale just listed!! Spacious 2 Bedroom/2 bath split bedroom corner unit with remodeled kitchen, stainless appliances, washer and dryer in unit! Beautiful Ocean views, walk to restaurants and shopping. Well maintained building with 24hr security. Pool on the intra-coastal. Must be 55 or older. Easy to show!

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Residential Customer Report

Address: 900 River Reach Drive 516, Fort Lauderdale, FL 33315

MLS#: AX-10358164

St: Active

List Price: \$249,000



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209AB1030
Subdivision: RIVER REACH
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 199.2
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: RIVER REACH NO 1 CONDO UNIT 516

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,250
BD: 2
Baths - Total: 2

SqFt - Total:
FB: 2
Year Built: 1971

Guest Hse:
Baths - Half:
Front Exp: SE

Yr Blt: 1971
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 5
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #: 5

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 365
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly):

Serial #:
Tax Year: 2012
Taxes: 3,435
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design:
Construction: CBS
Unit Desc: Lobby
Flooring: Carpet, Tile; Wood Floor
Furnished: Unfurnished
Dining Area: Dining Family; Dining/Kitchen; Snack Bar
Guest House:
Roof:
Special Info:
Rooms:
Master Bedroom/Bath:
Dining Area: Dining Family; Dining/Kitchen; Snack Bar
Window Treatments: Blind
Maintenance Fee Incl: Cable; Common Areas; Elevator
Appl/Equip Included: Dishwasher; Microwave; Range
Private Pool:
Parking: Assigned; Garage - Attached
Lot Description:
Subdiv. Amenities: Elevator; Spa-Hot Tub
Exterior Features: Open Balcony
Interior Features: Built-in Shelves; Closet Cabinets; W

Waterfront Details: Interior Canal
View: Canal
Private Pool:
Security: Security Patrol
Membership:
Cooling: Central
Heating: Central
Utilities: Cable

Restrict: Lease OK; Pet Restrictions
HOPA: Yes-Unverified
Boat Services: Private Dock; Common Dock; Dock Available
Guest House:
Taxes:
Terms Considered: Cash; Conventional
Mobile Features:

Directions:
Public Remarks: SPECTACULAR PENTHOUSE WITH WATER VIEWS FOR DAYS! IMMACULATE COMPLEX REPLETE WITH PRIVATE BOAT SLIP, HEATED POOLS, 24/7 SECURITY, TENNIS COURTS, FANTASTIC GYM, BBQ AREA AND MORE. PERFECT UNIT FEATURING A SPACIOUS AND AIRY SPLIT FLOORPLAN, ENORMOUS PRIVATE BALCONY, WIDE OPEN KITCHEN WITH BREAKFAST BAR, HUGE WALK-IN CLOSET AND CABLE TV INCLUDED! 1 YEAR LEASE ONLY, NO PETS. WILL GO FAST AND EASY TO SHOW!

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Residential Customer Report

Address: 2700 Yacht Club Boulevard 7C, Fort Lauderdale, FL 33304

MLS#: AX-10325330

St: Active

List Price: \$249,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494236NR0260
Subdivision: CORAL COVE
Development Name: CORAL COVE
Model Name:
Lot Dimensions:
List Price Sqft: 262.11
Waterfront: Yes
Waterfrontage:
Legal Desc: CORAL COVE ASSOC

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: CORAL COVE ASSOC CO-OP UNIT 7C

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 950
BD: 2
Baths - Total: 2

SqFt - Total: 950
FB: 2
Year Built: 1955

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1955
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 2
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #: 1

Governing Bodies: Co-Op
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 0
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 445

Serial #:
Tax Year: 2016
Taxes: 4,128
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design: Courtyard
Construction: Block; Concrete
Unit Desc: Corner
Flooring: Carpet; Ceramic Tile
Furnished: Furnished
Dining Area:
Guest House:
Roof:
Special Info: Foreign Seller
Rooms:

Waterfront Details: Bay; Intracoastal; No Fixed Bridges; Ocean Access
View: Bay; Intracoastal
Private Pool: Heated
Security: None
Membership:
Cooling: Central
Heating: Central; Electric
Utilities:

Restrict: No Truck/RV
HOPA: No Hopa
Boat Services: Private Dock; Common Dock; Dock Available
Guest House:
Taxes:
Terms Considered: Cash; Conventional
Mobile Features:

Special Info: Foreign Seller

Rooms:
Master Bedroom/Bath: 2 Master Baths

Dining Area:

Window Treatments: Blinds Maintenance Fee Incl; Cabi

Maintenance Fee Incl: Cable; Insurance-Other; Laundry Facilities; Lawn Care; Maintenance-Exterior; Manager; Parking; Roof Maintenance; Sewer; Trash Removal; Water

Equip/Appl Included: Microwave; Range - Electric; Refrigerator; Smoke Detector
Private Pool: Heated

Private Pool: Heated
Parking: Assigned: G

Lot Description:

Subdiv. Amenities:

Exterior Features:

Interior Features: \$


Directions: Bayview Drive south

Public Remarks: Enjoy living in paradise in this Impeccable 2 Bedroom , 2 bath First floor corner unit , stunning water views over the

Great Homeowner Enjoy living in paradise in the impeccable 2nd floor unit with floor to ceiling windows, stunning hardwood floors, modern kitchen and bathroom, central air conditioning, tile floors in living area, split floor plan with 2nd bedroom opening to living area. Heated Pool, close to Trader Joe's, Whole Foods, Fresh Market and fine Restaurants. All ages welcome, Unit can be sold fully furnished or unfurnished!

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Residential Customer Report



Address: 1850 S Ocean Boulevard 106, Lauderdale By The Se, FL 33062

Area: 3121
Geo Area: NBEA
County: Broward
Parcel ID: 494307NP0050
Subdivision: Crane Crest
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 248.5
Waterfront: Yes
Waterfrontage:

Legal Desc: CRANE CREST APTS CO-OP UNIT 106

Short Sale: No

MLS#: FX-10086811

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

St: Active

List Price: \$249,000

SqFt - Living: 1,002
BD: 2
Baths - Total: 2

SqFt - Total:
FB: 2
Year Built: 1965

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1965
Yr Blt Des: New Construction

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 9
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #: 1

Governing Bodies: Co-Op
Land Lease: 50
Recreation Lease: 0
Min Days to Lease: 365
Application Fee: 200

Membership Fee Amount:
HOA/POA/COA (Monthly): 713

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 1,564
Special Assmnt:

Design: Courtyard
Construction: Block; Concrete
Unit Desc: Exterior Catwalk; Lobby
Flooring: Carpet; Tile
Furnished:
Dining Area:
Guest House:
Roof:
Special Info:
Rooms:
Master Bedroom/Bath: Mstr Bdrm - Ground
Dining Area:
Window Treatments:
Maintenance Fee Incl: Cable; Common Areas; Insurance-Other; Laundry Facilities; Lawn Care; Maintenance-Exterior; Parking; Pest Control; Pool Service; Roof Maintenance; Security; Trash Removal; Water
Equip/Appl Included: Dishwasher; Disposal; Refrigerator
Private Pool: Heated
Parking: Assigned; Carport - Detached; Covered; Guest
Lot Description:
Subdiv. Amenities: Bike Storage; Common Laundry; Community Room; Elevator; Extra Storage; Picnic Area; Pool; Street Lights
Exterior Features: Open Porch; Shutters
Interior Features: Foyer; Walk-in Closet

Waterfront Details: Ocean Access; Oceanfront
View: Garden; Pool
Private Pool: Heated
Security: Doorman; Lobby
Membership:
Cooling: Central; Electric
Heating: Central; Electric
Utilities:

Restrict: Other
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: City/County
Terms Considered: Conventional
Mobile Features:

Directions: North of Commercial Blvd, South of Atlantic Blvd, on Ocean!

Public Remarks: Affordable AND on beautiful beach of desirable Lauderdale By the Sea! From your porch, head past the pool and you'll be on the BEACH! Move-in ready! Kitchen renovated with LG appliances. Bathrooms updated. Master bed has walk-in closet. Assessments recently PAID, including concrete restoration, elevators, parking lot pavers & exterior paint. Monthly fee includes payment of taxes, laundry, cable, water & more. Minutes to Publix, restaurants, shops. Take the free city shuttle!

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Residential Customer Report

Address: 1920 S Ocean Drive 801, Fort Lauderdale, FL 33316 MLS#: FX-10086843 St: Active List Price: \$249,900



Area: 3170
Geo Area: FBEA
County: Broward
Parcel ID: 504213NR0710
Subdivision: ATLANTIC TOWER CO-OP
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 210.89
Waterfront: Yes
Waterfrontage:
Legal Desc: ATLANTIC TOWERS CO-OP UNIT 801
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale Add:

REO: No

SqFt - Living: 1,185	SqFt - Total:	Guest Hse:	Yr Blt: 1961	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1961	Front Exp:		

Bldg #:	Governing Bodies: Co-Op	Membership Fee Amount:	Serial #:
Total Floors/Stories: 169	Land Lease: 0	HOA/POA/COA (Monthly): 618	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 4,065
Ttl Units in Complex:	Min Days to Lease: 0	Brand Name:	Special Assmnt:
Unit Floor #: 8	Application Fee: 200	Mobile Home Size:	
		Decal #:	

Design: Courtyard	Waterfront Details: Oceanfront	Restrict: No Lease
Construction: CBS	View: Ocean	HOPA: Yes-Verified
Unit Desc:	Private Pool:	Boat Services:
Flooring: Carpet; Ceramic Tile; Concrete	Security: Fence; Gate - Manned; TV Camera	Guest House:
Furnished:	Membership:	Taxes:
Dining Area:	Cooling: Ceiling Fan; Electric	Terms Considered: Cash
Guest House:	Heating: Heat Pump-Reverse	Mobile Features:
Roof:	Utilities:	
Special Info:		
Rooms:		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments: Blinds		
Maintenance Fee Incl: Common Areas; Elevator; Insurance-Other; Laundry Facilities; Lawn Care; Legal/Accounting; Maintenance-Exterior; Parking; Reserve Funds; Security; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Microwave; Range - Electric; Refrigerator; Smoke Detector; Wall Oven; Water Heater - Elec		
Private Pool:		
Parking: Assigned; Guest		
Lot Description:		
Subdiv. Amenities: Clubhouse; Common Laundry; Elevator; Extra Storage; Pool; Trash Chute		
Exterior Features: Shutters		
Interior Features: Built-in Shelves; Closet Cabinets; Elevator		

Directions: A1A /17TH STREET TO LITTLE CHURCH BY THE SEA (TURN EAST), GO OVER LITTLE BRIDGE AND DRIVE AROUND BEND TO ATLANTIC TOWERS. GUARD WILL LET YOU PARK
Public Remarks: THIS CORNER UNIT IS IN THE MOST DESIRABLE 1 STACK WITH DIRECT OCEAN VIEW FROM EVERY ROOM. WATCH THE CRUISE SHIPS LEAVE FROM YOUR PIRVATE BALCONY, UPDATED BATHROOMS. ALL FLOORING RECENTLY DONE. THE KITCHEN HAS SS COUNTERTOPS. SECRET GEM 10 MIN TO AIRPORT, RESTURANTS, STORES & DOWNTOWN LAS OLAS. 20 YARDS TO THE WIDEST BEACH IN FT LAUDERDALE BEACH. THIS IS A 55+ COOP COMMUNITY. CHILDREN UNDER 18, NO LEASING OR PETS. CAR WASH, OPTIONAL COVERED PARKING, GIANT SUNDECK. THE BEST VALUE IN FT LAUDERDALE!
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Residential Customer Report

Address: 3100 NE 49th Street 507, Fort Lauderdale, FL 33308

MLS#: RX-10275962

St: Active List Price: \$259,000



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494318a|0330
Subdivision: ROYAL MARINER CONDO
Development Name: ROYAL MARINER
Model Name:
Lot Dimensions:
List Price Sqft: 215.83
Waterfront: Yes
Waterfrontage:
Legal Desc: THE ROYAL MARINER CONDO UNIT 507

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Short Sale: No

Short Sale Add: No

REO: No

Master Bedroom			13	X	12	Living Room			24	X	13	Kitchen			10	X	10
SqFt - Living: 1,200			SqFt - Total: 1,200			Guest Hse:			Yr Blt: 1970			Pool Size:					
BD: 2			FB: 2			Baths - Half: 0			Yr Blt Des: Resale			Pets Allowed: Yes					
Baths - Total: 2			Year Built: 1970			Front Exp: SE											

Bldg #:	Governing Bodies: Condo	Membership Fee Amount:	Serial #:
Total Floors/Stories: 8	Land Lease: 0	HOA/POA/COA (Monthly): 440	Tax Year: 2015
Total Units in Bldg:	Recreation Lease: 0		Taxes: 4,076.74
Ttl Units in Complex:	Min Days to Lease: 365	Brand Name:	Special Assmnt: No
Unit Floor #: 5	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Intracoastal; No Fixed Bridges; Canal Width 121+	Restrict: No Lease 1st Year; < 20 lb Pet
Construction: CBS	View: Canal; Intracoastal; Pool	HOPA: No Hopa
Unit Desc: Exterior Catwalk	Private Pool:	Boat Services: Common Dock
Flooring: Carpet; Wood Floor	Security: Entry Card; Lobby	Guest House:
Furnished: Unfurnished	Membership:	Taxes: City/County
Dining Area:	Cooling: Central	Terms Considered: Cash; Conventional
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities: Electric; Public Sewer	
Special Info:		
Rooms: Family		
Master Bedroom/Bath: Mstr Bdrm - Sitting		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl: Insurance-Other; Pool Service		
Equip/Appl Included: Dishwasher		
Private Pool:		
Parking: Carport - Attached		
Lot Description:		
Subdiv. Amenities: Pool		
Exterior Features:		
Interior Features: Split Bedroom		

Directions: 1-95 to Commercial Blvd East to Intracoastal Building on west side of bridge
Public Remarks: PERFECT LOCATION - SPACIOUS 2 FULL SUITE BEDROOMS 2 BATHROOMS ON THE INTRA COASTAL - - PERGO FLOORS - WALK-IN CLOSETS - LOTS OF DOCK SPACE - GORGEOUS WATER FRONT POOL & CLUB HOUSE ON THE INTRA COASTAL WITH A BBQ AREA - SECURE BUILDING - GARAGE PARKING - STEPS TO SOME OF THE HIGHEST RATED RESTAURANTS IN FT. LAUDERDALE - WALKING DISTANCE TO THE FT. LAUDERDALE PIER & ALL THE GREAT BEACH FRONT RESTAURANTS & SHOPS ON ONE THE NICEST BEACHES IN SOUTH FLORIDA.

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Residential Customer Report

Address: 6379 Bay Club Drive 2, Fort Lauderdale, FL 33308

MLS#: FX-10089318

St: Active

List Price: \$259,500



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494212AK3320
Subdivision: BAY COLONY CLUB
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 216.25
Waterfront: Yes
Waterfrontage:

Legal Desc: BAY COLONY CLUB CONDO UNIT 6379-2 BLDG 11

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,200	SqFt - Total: 1,200	Guest Hse:	Yr Blt: 1973	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: No
Baths - Total: 2	Year Built: 1973	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 2	Land Lease: 0	HOA/POA/COA (Monthly): 338	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 3,751
Ttl Units in Complex:	Min Days to Lease: 365	Brand Name:	Special Assmnt:
Unit Floor #: 1	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access	Restrict: Lease OK; Lease OK w/Restrict; No Truck/RV
Construction:	View: Other	HOPA: No Hopa
Unit Desc: Garden Apartment; Interior Hallway	Private Pool: Heated	Boat Services: Dock Available
Flooring: Tile	Security: Fence; Gate - Manned; Security Patrol	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area: Dining-Living; Dining/Kitchen	Cooling: Electric	Terms Considered: Conventional
Guest House:	Heating: Electric	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms: Glass Porch		
Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Ground		
Dining Area: Dining-Living; Dining/Kitchen		
Window Treatments: Blinds		
Maintenance Fee Incl: Cable; Lawn Care; Maintenance-Exterior; Manager; Pool Service; Security; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool: Heated		
Parking: Assigned; Guest; No Motorcycle		
Lot Description:		
Subdiv. Amenities: Boating; Clubhouse; Community Room; Exercise Room; Picnic Area; Tennis		
Exterior Features:		
Interior Features: Custom Mirror; French Door; Stack Bedrooms; Walk-in Closet		

Directions: NORTH FEDERAL HYW TO NE 62ND ST EAST TO GATEHOUSE
Public Remarks: BOATER'S PARADISE,OCEAN ACCESS,LOW COST DOCKAGE! LOVINGLY UPDATED THROUGHOUT! BEAUTIFUL OPEN KITCHEN, QUALITY CABINETS, GRANITE, FRIGIDAIRE GALLERY APPS WITH FRENCH DOOR/DRAWER REFRIG,RECESSED LED LIGHTING! 18" PORCELAIN TILE THROUGHOUT! LUXURY BUILT-IN BAR,HUGE EXTRA STORAGE UNDER STAIRS! PLANTATION SHUTTERS, CROWN MOLDINGS,ENCLOSED SCREEN ROOM WITH IMPACT WINDOWS! TANKLESS WATER HEATER, WASHER, DRYER IN UNIT, LOW FLUSH TOILETS IN LOVELY REMODELED BATHS! UPDATES EVERYWHERE!! GATED COMPLEX!

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Residential Customer Report

Address: 3015 N Ocean Boulevard 8H, Fort Lauderdale, FL 33308

MLS#: FX-10092657

St: Active

List Price: \$259,900



Area: 3160
Geo Area: FBEA
County: Broward
Parcel ID: 494330AM0750
Subdivision: Berkley South Condo
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 227.19
Waterfront: Yes
Waterfrontage:
Legal Desc: BERKLEY SOUTH CONDO UNIT 8H

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,144
BD: 2
Baths - Total: 2

SqFt - Total: 1,144
FB: 2
Year Built: 1974

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1974
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 18
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #: 8

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 0
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 680

Serial #:
Tax Year: 2016
Taxes: 1,411
Special Assmnt:

Design:
Construction: CBS
Unit Desc: Lobby
Flooring: Carpet; Tile
Furnished:
Dining Area:
Guest House:
Roof:
Special Info:
Rooms:
Master Bedroom/Bath:
Dining Area:
Window Treatments:
Maintenance Fee Incl: Cable; Common Areas; Maintenance-Exterior
Equip/App'l Included: Dishwasher; Disposal
Private Pool:
Parking: Assigned; Garage - Attached; Guest
Lot Description:
Subdiv. Amenities: Elevator; Exercise Room; Extra Storage; Pool
Exterior Features: Open Balcony; Tennis Court
Interior Features: Elevator

Waterfront Details: Intracoastal; Ocean Access; Oceanfront
View: Intracoastal; Ocean
Private Pool:
Security: Gate - Manned; Lobby; Security Patrol
Membership:
Cooling: Ceiling Fan; Central
Heating: Electric
Utilities:

Restrict: Lease OK; < 20 lb Pet
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: City/County
Terms Considered: Assumable-Quality
Mobile Features:

Directions: OAKLAND PARK EAST TURN RIGHT ON A1A TO 30TH AND MAKE A RIGHT. GUST PARKING ON NORTH AND SOUTH SIDE OF THE BUILDING.
Public Remarks: STUNNING INTRACOASTAL AND OCEAN VIEWS FROM THIS SPACIOUS CONDO. OPEN BRIGHT FLOOR PLAN WITH LARGE KITCHEN AND PLENTY OF CABINETS. ALL APPLIANCES ARE INCLUDED. BREATHTAKING VIEWS FROM THE BALCONY AND WINDOWS. MAINTENANCE INCLUDES HIGH SPEED INTERNET, RESERVES AND GARAGE PARKING. PET UP TO 20 POUNDS IS ALLOWED. WALK TO THE BEACH AN INTRACOASTAL, GREAT RESTAURANTS AND SHOPPING. CENTRALLY LOCATED TO EVERYTHING, MINUTES TO ALL MAJOR ROADS, AIRPORTS AND THE PORT.

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Residential Customer Report

Address: 1201 River Reach Drive 402, Fort Lauderdale, FL 33315 MLS#: FX-10074221 St: Active List Price: \$259,900



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209AG0540
Subdivision: RIVER REACH
Development Name: RIVER REACH
Model Name:
Lot Dimensions:
List Price Sqft: 234.14
Waterfront: Yes
Waterfrontage:
Legal Desc: RIVER REACH #4 CONDO UNIT 402

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

	Short Sale: No				Short Sale Add:										REO: No					
	Master Bedroom		15	X	12	Living Room		21	X	15	Patio/Balcony		20	X	5	Kitchen		10	X	8
	Bedroom 2		11	X	10															
	SqFt - Living: 1,110		SqFt - Total: 1,110			Guest Hse:			Yr Blt: 1981			Pool Size:								
	BD: 2		FB: 2			Baths - Half:			Yr Blt Des: Resale			Pets Allowed: Yes								
Baths - Total: 2		Year Built: 1981			Front Exp: NW															

Bldg #:		Governing Bodies: Condominium			Membership Fee Amount:			Serial #:		
Total Floors/Stories: 5		Land Lease: 0			HOA/POA/COA (Monthly): 520			Tax Year: 2016		
Total Units in Bldg: 88		Recreation Lease: 0						Taxes: 2,602		
Ttl Units in Complex: 574		Min Days to Lease: 180			Brand Name:			Special Assmnt:		
Unit Floor #: 4		Application Fee: 100			Mobile Home Size:					
					Decal #:					

Design:		Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; River		Restrict: Lease OK; Maximum # Vehicles; < 20 lb Pet	
Construction: CBS		View: Canal		HOPA: No Hopa	
Unit Desc: Interior Hallway; Lobby		Private Pool: Heated		Boat Services: Common Dock	
Flooring: Tile		Security: Gate - Manned; Private Guard		Guest House:	
Furnished:		Membership:		Taxes: Homestead	
Dining Area: Dining-Living		Cooling: Ceiling Fan; Central; Electric		Terms Considered: Conventional	
Guest House:		Heating: Central; Electric		Mobile Features:	
Roof:		Utilities: Cable			
Special Info:					
Rooms:					
Master Bedroom/Bath: Combo Tub/Shower					
Dining Area: Dining-Living					
Window Treatments: Sliding					
Maintenance Fee Incl: Cable; Common Areas; Insurance-Other; Lawn Care; Maintenance-Exterior; Manager; Pest Control; Pool Service; Recrtl Facility; Reserve Funds; Security; Sewer; Trash Removal; Water					
Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Water Heater - Elec					
Private Pool: Heated					
Parking: Assigned; Guest					
Lot Description:					
Subdiv. Amenities: Bike Storage; Boating; Clubhouse; Common Laundry; Elevator; Exercise Room; Extra Storage; Picnic Area; Pool; Tennis; Trash Chute					
Exterior Features: Open Balcony; Tennis Court					
Interior Features: Walk-in Closet					

Directions: DAVIE BLVD TO SW 9 AVE - GO NORTH APPROX 2 BLOCKS TO RIVER REACH GATE ON LEFT.
Public Remarks: BEAUTIFUL UPGRADED OPEN KITCHEN WITH WOOD CABINETS, HIGH END STAINLESS STEEL APPLIANCES AND GORGEOUS GRANITE! NEW "WOOD LOOK" PLANK TILE THROUGHOUT. CLOSET SYSTEM IN MASTER. FLOOR TO CEILING WINDOWS WITH COVERED BALCONY OVERLOOKING BOATS ON THE WATERWAY. GATED WATERFRONT COMMUNITY WITH 24 HR GUARDHOUSE, HEATED POOLS, TENNIS, EXERCISE ROOM AND KAYAK/PADDLEBOARD RACKS. 2 SMALL PETS UNDER 20 LBS PERMITTED. DOCKAGE TO 50' AS AVAILABLE. MINUTES TO DOWNTOWN/LAS OLAS, BEACHES, SHOPPING, RESTAURANTS & MORE!

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Residential Customer Report

Address: 6487 Bay Club Drive 4, Fort Lauderdale, FL 33308

MLS#: FX-10090319

St: Active

List Price: \$264,900



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494212AK5660
Subdivision: Bay Colony Club
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 220.75
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: BAY COLONY CLUB CONDO UNIT 6487-4 BLDG 18

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	18	X	11	Living Room	18	X	12	Patio/Balcony	12	X	5	Kitchen	10	X	8
Bedroom 2	12	X	11									Dining Area	10	X	10

SqFt - Living: 1,200	SqFt - Total:	Guest Hse:	Yr Blt: 1973	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Bit Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1973	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 2	Land Lease: 0	HOA/POA/COA (Monthly): 335	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 3,668
Ttl Units in Complex:	Min Days to Lease: 90	Brand Name:	Special Assmnt:
Unit Floor #: 2	Application Fee: 150	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: No Fixed Bridges; Ocean Access; Canal Width 81 - 120	Restrict:
Construction: CBS	View: Other	HOPA: No Hopa
Unit Desc: Interior Hallway	Private Pool:	Boat Services: Common Dock
Flooring: Wood Floor	Security: Gate - Manned; Private Guard; Security Patrol	Guest House:
Furnished:	Membership:	Taxes:
Dining Area:	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric; Heat Strip	Mobile Features:
Roof:	Utilities:	
Special Info:		
Rooms:		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl: Insurance-Other; Lawn Care; Maintenance-Exterior; Manager; Parking; Pool Service; Recrtnal Facility; Reserve Funds; Roof Maintenance; Security; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator		
Private Pool:		
Parking: Assigned; Guest		
Lot Description:		
Subdiv. Amenities: Bike Storage; Boating; Clubhouse; Common Laundry; Exercise Room; Picnic Area; Pool		
Exterior Features: Screened Balcony; Tennis Court		
Interior Features: Walk-in Closet		

Directions: NE 62ND ST EAST OF US1 AT THE NORTH CORNER OF NE 62ND ST AND THE TURN OF BAY CLUB DRIVE
Public Remarks: WOW, LOOK AT THIS REMODELED W/PERMITS, OCEAN ACCESS 2 BED/2 BATH AT EXCLUSIVE BAY COLONY CLUB, LOCATED IN ONE OF THE FINEST FT. LAUDERDALE AREAS. GUARDED GATE & PRIVATE PATROLLED AFFORDS RESIDENTS THE UTMOST IN COMFORT! TONS OF AMENITIES: 3 TENNIS COURTS & CLUB HOUSES, 4 HEATED POOLS. NEW TOP OF THE LINE SAMSUNG APPLIANCES, SHAKER CABINETS & FINE FINISHES THROUGHOUT. OCEAN ACCESS DOCK SPACE AVAILABLE FOR ONLY \$1.50/FT. CLOSE TO BARS, THE BEACH, RESTAURANTS, SHOPPING & MORE. LIVE & ENJOY AFFORDABLE LUXURY!

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Residential Customer Report

Address: 1170 N Federal Hy 1209, Fort Lauderdale, FL 33304

MLS#: AX-10191227

St: Active List Price: \$265,000

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool:
Baths - Total: 2
Garage Spaces: 1



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494236AG1340
Subdivision: East Point Towers
Development Name: East Point Towers
Model Name: 09 stack
Lot Dimensions:
List Price Sqft: 197.17
Waterfront: Yes
Waterfrontage:

Legal Desc: EAST POINT TOWERS CONDO UNIT 1209 SEC 1

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,344
BD: 2
Baths - Total: 2

SqFt - Total: 1,344
FB: 2
Year Built: 1974

Guest Hse:
Baths - Half:
Front Exp: N

Yr Blt: 1974
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #: 1170
Total Floors/Stories: 12
Total Units in Bldg: 137
Ttl Units in Complex: 274
Unit Floor #: 12

Governing Bodies: Condo
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 365
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 470

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2014
Taxes: 3,455
Special Assmnt:

Design:
Construction: CBS
Unit Desc: Penthouse
Flooring: Wood Floor
Furnished: Furniture Negotiable
Dining Area:
Guest House:
Roof:
Special Info:
Rooms: Convertible Bedroom
Master Bedroom/Bath:
Dining Area:
Window Treatments:
Maintenance Fee Incl: Maintenance-Exterior; Parking; Pool Service; Security; Sewer; Trash Removal; Water
Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator
Private Pool: Heated
Parking: Carport - Detached
Lot Description:
Subdiv. Amenities: Boating; Common Laundry; Elevator; Exercise Room; Pool; Street Lights
Exterior Features: Open Balcony
Interior Features: Entry Lvl Lvng Area; Fire Sprinkler

Waterfront Details: Fixed Bridges; Navigable
View: Canal; Intracoastal; Ocean
Private Pool: Heated
Security: Gate - Manned; Lobby
Membership:
Cooling: Central; Electric
Heating: Central; Electric
Utilities:

Restrict: Other
HOPA: No Hopa
Boat Services: Common Dock
Guest House:
Taxes:
Terms Considered: Cash; Conventional
Mobile Features:

Directions: I 95 EAST ON SUNRISE BLVD.. MAKE RIGHT INTO COMPLEX. ASK GUARD WHERE TO PARK.
Public Remarks: Chic Manhattan style penthouse with views of the Middle River. Totally upgraded 1 bedroom + den which is currently set up as an office & has a fold down murphy bed. Building complex offers great amenities. Walking distance to the beach, Galleria Mall & the best restaurants. Boat dockage available. Can be offered fully furnished with beautiful furniture. See broker's remarks. Tenant occupied please allow 24 hours notice.

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Residential Customer Report

Address: 3200 Port Royale Drive 308, Fort Lauderdale, FL 33308

MLS#: FX-10074830

St: Active

List Price: \$265,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494307BM0220
Subdivision: Tower at Port Royale
Development Name: Port Royale
Model Name:
Lot Dimensions:
List Price Sqft: 205.43
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: THE TOWER AT PORT ROYALE UNIT 308

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,290
BD: 2
Baths - Total: 2

SqFt - Total: 1,290
FB: 2
Year Built: 1981

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1981
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 20
Total Units in Bldg:
Ttl Units in Complex: 230
Unit Floor #: 3

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 90
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 513

Serial #:
Tax Year: 2016
Taxes: 2,225
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design:
Construction: CBS
Unit Desc: Lobby
Flooring: Carpet
Furnished: Unfurnished
Dining Area: Dining-Living; Dining/Kitchen
Guest House:
Roof:
Special Info: Handyman; Sold As-Is

Waterfront Details: Interior Canal; No Fixed Bridges; Oceanfront
View: Garden
Private Pool: Heated
Security: Doorman; Private Guard
Membership:
Cooling: Central
Heating: Central; Heat Pump-Reverse
Utilities:

Restrict: Lease OK; Lease OK w/Restrict; No Truck/RV
HOPA: No Hopa
Boat Services: Dock Available
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Rooms:
Master Bedroom/Bath: Combo Tub/Shower
Dining Area: Dining-Living; Dining/Kitchen
Window Treatments: Casement

Maintenance Fee Incl: Cable; Elevator; Insurance-Other; Legal/Accounting; Manager; Parking; Pest Control; Pool Service; Roof Maintenance; Security; Sewer; Trash Removal; Water
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Fire Alarm; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec
Private Pool: Heated

Parking: Assigned; Guest; No Motorcycle; Under Building
Lot Description:

Subdiv. Amenities: Bike Storage; Billiards; Boating; Community Room; Elevator; Exercise Room; Extra Storage; Library; Picnic Area; Tennis; Trash Chute

Exterior Features: Open Balcony; Tennis Court

Interior Features: Entry Lvl Lvng Area; Foyer; Split Bedroom; Walk-in Closet

Directions: North on Federal high way from 62nd Street (Cypress Creek Road) to 65 St. (Port Royale Blvd). turn east, go through guard gate and then take 2nd exit and follow road around bend to the highrise.

Public Remarks: Spacious split plan 2 bedroom, 2 bath condo. 2nd bedroom open to the living room & can easily be closed. Condo has high impact windows & doors. Serene & peaceful views of tropical landscaping. The Tower at Port Royale has fabulous amenities, i.e.; 2 tennis courts, huge heated pool, covered outside entertainment area, dock space avail.for boat up to 50'. 24 hr manned lobby, security, billiard room, gym, library & more. Rent right away. Handyman Special ! Don't buy someone else's renovation mistakes!

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Residential Customer Report

Address: 1850 S Ocean Boulevard 903, Lauderdale By The Se, FL 33062

MLS#: FX-10080127

St: Active

List Price: \$265,000



Area: 3121
Geo Area: NBEA
County: Broward
Parcel ID: 494307NP0980
Subdivision: CRANE CREST
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 264.47
Waterfront: Yes
Waterfrontage:

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1
Ele School: Mcnab
Middle School: Pompano B.Middle
High School: Northeast

Legal Desc: CRANE CREST APTS CO-OP UNIT 903

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	12	X	17.5	Living Room	18	X	14	Kitchen	8	X	11
Bedroom 2	10	X	12					Dining Area	10	X	11.5

SqFt - Living: 1,002

BD: 2
B-41-

Baths - Total: 2

SqFt - Total:

FB: 2

Year Built: 1965

Guest Hse

Baths - Half:
Front Entry

Front Exp:

Yr BIt: 1965

Yr Blt Des: Resale

Pool Size:

Pets Allowed: No

Bldg #:	Governing Bodies: Co-Op
Total Floors/Stories: 9	Land Lease: 50
Total Units in Bldg: 106	Recreation Lease: 0
Ttl Units in Complex: 106	Min Days to Lease: 0
Unit Floor #: 9	Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 582

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 4,625
Special Assmnt:

Design:	Waterfront Details: Oceanfront	Restrict: No Truck/RV
Construction: Block; Concrete	View: Intracoastal; Ocean	HOPA: No Hopa
Unit Desc: Exterior Catwalk	Private Pool: Heated	Boat Services:
Flooring: Ceramic Tile	Security: Doorman	Guest House:
Furnished: Furnished	Membership:	Taxes: City/County
Dining Area: Dining-Living	Cooling: Central	Terms Considered: Cash
Guest House:	Heating: Central; Electric	Mobile Features:

Roof:
Special Info: Sold As-Is
Rooms:
Master Bedroom/Bath:
Dining Area: Dining-Living
Window Treatments: Blinds; Drapes
Maintenance Fee Incl: Cable; Elevator; Insurance-Other; Laundry Facilities; Lawn Care; Legal/Accounting; Maintenance-Exterior; Manager; Parking; Pest Control; Trash Removal; Water
Equip/Apppl Included: Dishwasher; Disposal; Fire Alarm; Microwave; Range - Electric; Refrigerator; Water Heater - Elec
Private Pool: Heated
Parking: Assigned; Covered; Guest
Lot Description:
Subdiv. Amenities: Bike Storage; Common Laundry; Community Room; Elevator; Extra Storage; Picnic Area; Private Beach Pwln; Shuffleboard; Street Lights
Exterior Features: Shutters
Interior Features: Dome Kitchen; Elevator; Walk-in Closet

Directions: Between Atlantic Blvd and Commercial Blvd on A1A

Public Remarks: Rarely available furnished penthouse. Relax on the large patio enjoying the stunning view of the Ocean. Tastefully furnished, well maintained, move in ready. If you are a full time Florida resident or Snowbird this is the perfect spot for you. Close to shopping, restaurants and entertainment. Amenities include heated pool with shaded pavilion BBQ, beach access, extra large storage space. Concrete restorations completed 2016. All Special Assessments have been paid. Property taxes are paid monthly.

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Residential Customer Report

Address: 511 SE 5th Avenue 711, Fort Lauderdale, FL 33301

MLS#: AX-10363788

St: Active

List Price: \$269,000



Area: 3800
Geo Area: FTSE
County: Broward
Parcel ID: 504210BE0310
Subdivision: NURIVER LANDING
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 215.89
Waterfront: Yes
Waterfrontage:
Legal Desc: NURIVER LANDING CONDO UNIT 711

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Short Sale: No Short Sale Add: REO: No

SqFt - Living: 1,246 BD: 2 Baths - Total: 2	SqFt - Total: 1,246 FB: 2 Year Built: 2005	Guest Hse: Baths - Half: Front Exp:	Yr Blt: 2005 Yr Blt Des: Resale	Pool Size: Pets Allowed: Yes
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Bldg #: Total Floors/Stories: 25 Total Units in Bldg: Ttl Units in Complex: Unit Floor #: 7	Governing Bodies: Condominium Land Lease: 0 Recreation Lease: 0 Min Days to Lease: 365 Application Fee: 150	Membership Fee Amount: HOA/POA/COA (Monthly): 773 Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2016 Taxes: 5,240 Special Assmnt:
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Design: Construction: CBS Unit Desc: Flooring: Tile Furnished: Dining Area: Guest House: Roof: Special Info: Rooms: Master Bedroom/Bath: Dining Area: Window Treatments: Maintenance Fee Incl: Common Areas; Elevator; Insurance-Other; Lawn Care; Maintenance-Exterior; Parking; Pool Service; Recrtnal Facility; Security; Water Equip/Appl Included: Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Washer Private Pool: Parking: Assigned; Covered Lot Description: Subdiv. Amenities: Clubhouse; Elevator; Exercise Room; Pool Exterior Features: Interior Features: Walk-in Closet	Waterfront Details: River View: Other Private Pool: Security: Doorman; Gate - Manned Membership: Cooling: Central; Electric Heating: Central; Electric Utilities:	Restrict: Lease OK; Lease OK w/Restrict HOPA: No Hopa Boat Services: Guest House: Taxes: No Homestead Terms Considered: Mobile Features:
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Directions: BROWARD BLVD EAST TO SE 3RD AVE; SOUTH TO SE 5TH AVENUE AND GO EAST
Public Remarks: DOWNTOWN FORT LAUDERDALE LUXURY CONDO ON THE NEW RIVER...PERFECT LOCATION TO ENJOY THE CITY, WATERWAYS, AND OCEAN...FABULOUS AMENITIES ROOF TOP POOL ON THE 25th FLOOR, INDOOR RACQUET BALL & BASKET BALL COURT, STATE OF THE ART FITNESS CENTER...NU RIVER OFFERS 24 HR VALET, CONCIERGE, BUSINESS CENTER, 24 HR SECURITY..TIME TO ENJOY THE FINEST FORT LAUDERDALE HAS TO OFFER!!!
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Residential Customer Report

Address: 1301 River Reach Drive 110, Fort Lauderdale, FL 33315

MLS#: FX-10087106

St: Active

List Price: \$269,900



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209AD0090
Subdivision: River Reach Condominiums
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 215.92
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:
Ele School: Croissant Park

Legal Desc: RIVER REACH 5 CONDO UNIT 110

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,250
BD: 2
Baths - Total: 2

SqFt - Total:
FB: 2
Year Built: 1974

Guest Hse:
Baths - Half:
Front Exp: NE

Yr Blt: 1974
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 5
Total Units in Bldg:
Ttl Units in Complex: 574
Unit Floor #: 1

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 180
Application Fee: 100

Membership Fee Amount: 0
HOA/POA/COA (Monthly): 568

Serial #:
Tax Year: 2016
Taxes: 3,598
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design:
Construction: CBS
Unit Desc: Interior Halfway; Lobby
Flooring: Carpet; Tile; Other
Furnished: Unfurnished
Dining Area: Dining Family; Eat-In Kitchen
Guest House:
Roof:
Special Info:
Rooms:
Master Bedroom/Bath: Mstr Bdrmm - Ground
Dining Area: Dining Family; Eat-In Kitchen
Window Treatments: Blinds; Verticals
Maintenance Fee Incl: Cable; Common Area
Equip/App'l Included: Dishwasher; Disposal
Private Pool: Heated
Parking: 2+ Spaces; Assigned; Guest

Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; River
View: Canal; Garden
Private Pool: Heated
Security: Gate - Manned; Private Guard; Security Patrol
Membership:
Cooling: Electric
Heating: Central
Utilities: Cable

Restrict: Lease OK w/Restrict; No Truck/RV; Pet Restrictions
HOPA: No Hopa
Boat Services: Private Dock; Dock Available
Guest House:
Taxes: No Homestead
Terms Considered:
Mobile Features:

Lot Description:
Subdiv. Amenities: Bike Storage; Boating; Clubhouse; Common Laundry; Elevator; Exercise Room; Extra Storage; Library; Picnic Area; Pool; Street Lights; Tennis
Exterior Features: **Open Balcony; Shutters; Tennis Court**
Interior Features: Entry Lvl Living Area; Walk-in Closet

Public Remarks: This beautiful light and airy large ground floor corner unit features lovely open plan kitchen & living room area with wraparound views outside. Neutral tile floors throughout. Spacious master suite has large walk-in closet and extra storage closet. Beautiful wraparound balcony has north canal and garden views. River Reach is an island community with 24hr security and amenities including 3 pools, 2 tennis courts and a gym. 2 small pets allowed. Dockage available at \$50per in ft/yr.

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Residential Customer Report

Address: 1461 S Ocean Boulevard 104, Lauderdale By The Se, FL 33062

MLS#: FX-10072708

St: Active

List Price: \$269,900



Area: 3121
Geo Area: NBEA
County: Broward
Parcel ID: 494306AC0040
Subdivision: NORTH LEISURE GARDENS
Development Name: NorthLeisure Gardens
Model Name:
Lot Dimensions:
List Price Sqft: 293.37
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: NORTH LEISURE GARDENS CONDO UNIT 326

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 920

BD: 2

Baths - Total: 2

SqFt - Total: 920

FB: 2

Year Built: 1967

Guest Hse:

Baths - Half:

Front Exp: N

Yr BIt: 1967

Yr Blt Des: Resale

Pool Size:

Pets Allowed: No

Bldg #:	Governing Bodies: Condominium
Total Floors/Stories: 3	Land Lease: 0
Total Units in Bldg: 90	Recreation Lease: 0
Ttl Units in Complex: 90	Min Days to Lease: 90
Unit Floor #: 1	Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 323

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 1,255
Special Assmnt:

Design: Courtyard
Construction: CBS
Unit Desc: Exterior Catwalk
Flooring: Tile
Furnished: Furnished; Turnkey
Dining Area: Dining-Living
Guest House:
Roof:
Special Info: Sold As-Is
Rooms: Recreation
Master Bedroom/Bath: Mstr Bdrm - Ground
Dining Area: Dining-Living

Waterfront Details: Fixed Bridges; Interior Canal; Ocean Access
View: Pool
Private Pool: Heated
Security: TV Camera
Membership:
Cooling: Ceiling Fan; Central
Heating: Central
Utilities:

Restrict: No Lease 1st Year; No Truck/RV
HOPA: No Hopa
Boat Services: Dock Available
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Special Info: Sold As-Is
Rooms: Recreation
Master Bedroom/Bath: Mstr Bdrm - Ground Floor
Dining Area: Dining-Living
Window Treatments:
Maintenance Fee Incl: A/C Maintenance; Lawn Care
Equip/App'l Included: Dishwasher; Disposal
Private Pool: Heated
Parking: Assigned; Guest; No Motorcycle

Subdiv. Amenities: Bike Storage; Clubhouse; Common Laundry; Community Room; Courtesy Bus; Elevator; Exercise Room; Extra Storage; Picnic Area; Pool; Shuffleboard; Trash Chute

Exterior Features:
Interior Features: Elevator; Entry Lvl Lvng Area; Walk-in Closet

Directions: Between Commercial and Oakland Park Blvds West side of A1A. This unit is on the South side of the building, so drive around from the North side entrance around back and to the unit

Public Remarks: Live by the beach! This community features, deeded beach access, boat dockage, large heated pool, gym & sun deck. The building has gone through an over one million dollar renovation for its 40 year inspection. The ground floor condo is turn key & includes all furniture, linen & dishes, just bring your toothbrush. The kitchen features granite countertops, cabinets & tile floors. It has hurricane impact windows & doors, shutters & newer A/C. Rec lease is paid worth \$42,000 last purchase prices in 2016.

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Residential Customer Report

Address: 3051 NE 48th Street 404, Fort Lauderdale, FL 33308

MLS#: FX-10059534

St: Active

List Price: \$270,888



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494318AK0320
Subdivision: Ridgeview Towers
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 186.82
Waterfront: Yes
Waterfrontage:

Legal Desc: RIDGEVIEW TOWERS CONDO UNIT 404

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	15	X	13	Living Room	20	X	15	Patio/Balcony	12	X	8	Dining Area	13x11	X
Bedroom 2	13x12	X												

SqFt - Living: 1,450	SqFt - Total: 1,450	Guest Hse:	Yr Blt: 1970	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: No
Baths - Total: 2	Year Built: 1970	Front Exp: S		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 7	Land Lease: 0	HOA/POA/COA (Monthly): 444	Tax Year: 2016
Total Units in Bldg: 68	Recreation Lease: 0		Taxes: 4,320
Ttl Units in Complex: 68	Min Days to Lease: 120	Brand Name:	Special Assmnt:
Unit Floor #: 4	Application Fee: 250	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access	Restrict: No Corporate Buyers; No Lease 1st Year; No Truck/RV
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc: Exterior Catwalk	Private Pool: Heated	Boat Services: Common Dock
Flooring: Ceramic Tile	Security: Entry Phone	Guest House:
Furnished: Unfurnished	Membership:	Taxes: No Homestead
Dining Area:	Cooling: Ceiling Fan; Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms:		
Master Bedroom/Bath: Combo Tub/Shower; Whirlpool Spa		
Dining Area:		
Window Treatments: Bay Window; Blinds; Verticals		
Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Lawn Care; Maintenance-Exterior; Pest Control; Pool Service; Reserve Funds; Roof Maintenance; Sewer; Trash Removal; Water Equip/Apppl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool: Heated		
Parking: Assigned; Covered; Garage - Attached; No Motorcycle; Under Building		
Lot Description:		
Subdiv. Amenities: Boating; Common Laundry; Community Room; Elevator; Trash Chute		
Exterior Features: Open Balcony; Shutters		
Interior Features: Entry Lvl Lvng Area; Foyer; French Door; Pantry; Walk-in Closet		
Directions: SOUTH OF E. COMMERCIAL BLVD. GO SOUTH ON BAYVIEW DR TO NE 48TH ST. GO EAST (LEFT) TO BUILDING ON THE LEFT		
Public Remarks: Beautifully updated 4th fl waterfront condo including SS appliances, granite counters, custom lighting, stunning solid onyx vanity counter in guest bath, French doors to master suite with balcony over looking the canal, Jacuzzi tub and washer/dryer in master bath, murphy bed in 2nd bed., hurricane shutters/panels, extra large master walk-in closet, garage parking space, and tile floors thru out the condo. The living room has a huge bay window with views across and own the canal. Well maintained community.		

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Residential Customer Report

Address: 5100 Bayview Drive 505, Fort Lauderdale, FL 33308

MLS#: FX-10001184

St: Active

List Price: \$272,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494213AG0280
Subdivision: ROYAL LAUDERDALE LANDINGS
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 200.74
Waterfront: Yes
Waterfrontage:
Legal Desc: ROYAL LAUDERDALE LANDINGS CONDO UNIT 505
Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,355	SqFt - Total: 1,355	Guest Hse:	Yr Blt: 1969	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1969	Front Exp: S		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 5	Land Lease: 0	HOA/POA/COA (Monthly): 396	Tax Year: 2015
Total Units in Bldg:	Recreation Lease: 0		Taxes: 3,698
Ttl Units in Complex:	Min Days to Lease: 180	Brand Name:	Special Assmnt:
Unit Floor #: 5	Application Fee: 175	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal	Restrict: No Lease 1st Year; No Truck/RV
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool: Heated	Boat Services: Common Dock
Flooring: Carpet; Ceramic Tile	Security: Entry Phone	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Dining-Living; Eat-In Kitchen	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities: Cable; Public Water	
Special Info: Sold As-Is		
Rooms:		
Master Bedroom/Bath: 2 Master Baths		
Dining Area: Dining-Living; Eat-In Kitchen		
Window Treatments: Impact Glass		
Maintenance Fee Incl: Common Areas; Elevator; Insurance-Other; Laundry Facilities; Lawn Care; Parking; Pool Service; Reserve Funds; Roof Maintenance; Security; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Range - Electric; Refrigerator; Water Heater - Elec		
Private Pool: Heated		
Parking: Assigned		
Lot Description:		
Subdiv. Amenities: Boating; Elevator		
Exterior Features: Deck		
Interior Features: Decorative Fireplace; Entry Lvl Lvng Area; Walk-in Closet		

Directions: COMMERCIAL BLVD TO BAYVIEW DRIVE NORTH TO 1ST STREET ON THE RIGHT AT THE NE CORNER OF 51ST AND BAYVIEW

Public Remarks: LOWEST PRICE IN THE AREA FOR THIS WATERFRONT PH UNIT, WITH THE BEST WATER VIEWS EVER, PARKING RIGHT BY FRONT DOOR OF BUILDING, IMPACT WINDOWS, TILE FLOORS IN LIVING AREAS AND CARPET IN BEDROOMS. DOCKAGE WHEN AVAILABLE, FREE WASHERS AND DRYERS ON EVERY FLOOR, GREAT POOL AREA, METICULOUSLY KEPT BUILDING. SOLID BUILDING** WITH RESERVES!!!!. ONLY BUILDING IN THE AREA W/ROOF TOP TERRACE!!!!ON THE MARKET FOR SALE ON 8/3/2017, PREVIOUSLY RENTED FOR 16MO

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Residential Customer Report

Address: 1201 River Reach Drive 317, Fort Lauderdale, FL 33315

MLS#: FX-10091176

St: Active

List Price: \$274,900



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209AG0500
Subdivision: River Reach
Development Name: River Reach
Model Name: Astor
Lot Dimensions:
List Price Sqft: 183.27
Waterfront: Yes
Waterfrontage:
Legal Desc: RIVER REACH #4 CONDO UNIT 317
Short Sale: No

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Short Sale Add:

REO: No

Master Bedroom	13	X	17	Living Room	15	X	28	Kitchen	8	X	17
Bedroom 2	11	X	14								

SqFt - Living: 1,500	SqFt - Total: 1,668	Guest Hse:	Yr Blt: 1981	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1981	Front Exp: NW		


Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 5	Land Lease: 0	HOA/POA/COA (Monthly): 703	Tax Year: 2016
Total Units in Bldg: 88	Recreation Lease: 0		Taxes: 2,508
Ttl Units in Complex: 574	Min Days to Lease: 180	Brand Name:	Special Assmnt:
Unit Floor #: 3	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; River	Restrict: Lease OK; Lease OK w/Restrict; Maximum # Vehicles; No Truck/RV; Pet Restrictions
Construction: Block; Concrete	View: Canal	HOPA: No Hopa
Unit Desc: Corner; Interior Hallway; Lobby	Private Pool: Heated	Boat Services: Common Dock; Dock Available
Flooring: Carpet; Ceramic Tile; Tile	Security: Gate - Manned; Private Guard	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area:	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms:		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments: Sliding; Verticals		
Maintenance Fee Incl: Cable; Elevator; Insurance-Other; Laundry Facilities; Lawn Care; Maintenance-Exterior; Pest Control; Reserve Funds; Roof Maintenance; Security; Sewer; Trash Removal; Water Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Water Heater - Elec		
Private Pool: Heated		
Parking: Assigned; Covered; Garage - Attached; Under Building		
Lot Description:		
Subdiv. Amenities: Bike Storage; Boating; Common Laundry; Community Room; Elevator; Exercise Room; Extra Storage; Library; Picnic Area; Tennis; Trash Chute		
Exterior Features: Open Balcony; Tennis Court		
Interior Features: Entry Lvl Lvng Area; Foyer; Walk-in Closet		
Directions: Davie Blvd to SW 9 Ave, go north to River Reach gate on left.		
Public Remarks: River Reach's largest 2/2 model with 1500 sqft of living space plus balcony! Light and bright corner unit, sparkling clean and move in ready! Garage parking! Tankless hot water heater! River Reach is Fort Lauderdale's best kept secret! Private, peaceful island with 24 hr guardhouse and security! Dock as avail. up to 50' at \$50 ft/yr! No fixed bridge to ocean! Heated swimming pools, tennis, gym, kayak storage and more! Close to Las Olas, downtown, beach, airport, hospital & highways! 2 small pets allowed!		

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Residential Customer Report

Address: 1500 S Ocean Boulevard 207, Lauderdale By The Se, FL 33062



Area: 3121

Geo Area: NBEA

County: Broward

Parcel ID: 494307AG0110

Subdivision: Leisure Towers

Development Name: Leisure Towers 207

Model Name:

Lot Dimensions:

List Price Sqft: 219.92

Waterfront: Yes

Waterfrontage:

Legal Desc: LEISURE TOWERS CONDO UNIT 207

MLS#: FX-10088172

St: Active

List Price: \$274,900

SqFt - Living: 1,250

SqFt - Total: 1,250

Guest Hse:

Yr Blt: 1968

Pool Size:

BD: 2

FB: 2

Baths - Half:

Yr Blt Des: Resale

Pets Allowed: No

Baths - Total: 2

Year Built: 1968

Front Exp: SE

Bldg #:

Total Floors/Stories: 17

Total Units in Bldg: 117

Ttl Units in Complex: 117

Unit Floor #: 2

Governing Bodies: Condominium

Land Lease: 0

Recreation Lease: 0

Min Days to Lease: 90

Application Fee: 100

Membership Fee Amount:

HOA/POA/COA (Monthly): 500

Brand Name:

Mobile Home Size:

Decal #:

Serial #:

Tax Year: 2016

Taxes: 5,459

Special Assmnt:

Design:

Construction: Block; Concrete

Unit Desc: Interior Hallway; Lobby

Flooring: Carpet; Tile

Furnished: Unfurnished

Dining Area: Dining-Living; Formal

Guest House:

Roof:

Special Info: Sold As-Is

Rooms:

Master Bedroom/Bath: Combo Tub/Shower

Dining Area: Dining-Living; Formal

Window Treatments: Blinds; Drapes

Maintenance Fee Incl: Common Areas; Elevator; Insurance-Other; Maintenance-Exterior; Parking; Pool Service; Recrtnal Facility; Reserve Funds; Sewer; Trash Removal; Water

Equip/Appl Included: Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec

Private Pool:

Parking: Assigned; Guest

Lot Description:

Subdiv. Amenities: Community Room; Elevator; Extra Storage; Picnic Area

Exterior Features: Open Balcony

Interior Features: Elevator; Entry Lvl Lvng Area; Fire Sprinkler; Walk-in Closet

Waterfront Details: Oceanfront

View: Intracoastal; Ocean; Pool

Private Pool:

Security: Entry Phone

Membership:

Cooling: Electric

Heating: Electric

Utilities: Cable

Restrict: Maximum # Vehicles; No Lease 1st Year

HOPA: No Hopa

Boat Services:

Guest House:

Taxes:

Terms Considered: Conventional

Mobile Features:

Directions: A1A BETWEEN COMMERCIAL AND ATLANTIC ON THE OCEAN

Public Remarks: OCEAN VIEW * SPLIT BEDROOM PLAN * GREAT OCEAN LOCATION * CLOSE TO SHOPS, RESTAURANTS, JITNEY * PROPERTY CAN BE LEASED TWICE A YEAR ALTHOUGH NO RENTALS PERMITTED FIRST YEAR * ASSESSMENT PAID BY SELLER * BUILDING RECENTLY HAD EXTENSIVE RESTORATION AND RENOVATION * WASHER/DRYER IN UNIT LOCATED IN THE MOST DESIRED LAUDERDALE BY THE SEA WITH WIDE AND GLISTENING BEACHES * THIS SPACIOUS 2 BED/2 BATH HAS A NEWER A/C AND WATER HEATER - A GREAT BUY AND EASY TO SHOW.

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Residential Customer Report

Address: 6463 Bay Club Drive 1, Fort Lauderdale, FL 33308

MLS#: AX-10311024

St: Active

List Price: \$275,000



Area: 3130
Geo Area: FBEA
County: Broward
Parcel ID: 494212AK4930
Subdivision: Bay Colony Club
Development Name: Bay Colony Club
Model Name:
Lot Dimensions:
List Price Sqft: 229.17
Waterfront: Yes
Waterfrontage:

Legal Desc: BAY COLONY CLUB CONDO UNIT 6463-1 BLDG 16

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,200	SqFt - Total: 1,200	Guest Hse:	Yr Blt: 1973	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Unknown	Pets Allowed: No
Baths - Total: 2	Year Built: 1973	Front Exp: N		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 2	Land Lease: 0	HOA/POA/COA (Monthly): 338.33	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 3,751
Ttl Units in Complex:	Min Days to Lease: 90	Brand Name:	Special Assmnt:
Unit Floor #: 1	Application Fee: 150	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: No Fixed Bridges; Ocean Access; Seawall; Canal Width 1 - 80	Restrict: Lease OK
Construction: Block; Concrete	View: Garden	HOPA: No Hopa
Unit Desc: Interior Hallway	Private Pool:	Boat Services: Dock Available
Flooring: Ceramic Tile; Wood Floor	Security: Entry Card; Fence; Gate - Manned; Security Patrol	Guest House:
Furnished: Furnished	Membership:	Taxes:
Dining Area: Dining-Living	Cooling: Ceiling Fan; Central	Terms Considered: Cash; Conventional
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities:	
Special Info:		
Rooms:		
Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Ground		
Dining Area: Dining-Living		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool:		
Parking: Guest		
Lot Description:		
Subdiv. Amenities: Basketball; Bike Storage; Billiards; Boating; Clubhouse; Common Laundry; Community Room; Exercise Room; Picnic Area; Pool; Street Lights; Tennis		
Exterior Features: Screen Porch		
Interior Features: Custom Mirror; French Door; Walk-in Closet		

Directions:

Public Remarks: The best in the complex! FURNISHED! You will not find a property with this much detail! A designer was hired/ owner never moved in. Beautifully designed, blends beach theme with classic design. Antique handles, antique glass closet doors, cedar in closets, LED GFI night lights in baths/kitchen for ambient light. Too much to list here. This is your chance at a truly unique property!All New kitchen/appliances/washer/dryer. 5 mins to beach,10 mins to I95,15 mins to downtown,25 mins to Fort Lauderdale airport. Personal sanctuary, yet close to everything. Tennis, basketball, gym, billiards, four pools [one on intercoastal], security & guard gate, gorgeous views. Surrounded by million-dollar mansions & Dockage available at an unbelievable \$1.50/foot!!Don't miss out on a truly unique property!

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Residential Customer Report

Address: 2700 Yacht Club Boulevard 5B, Fort Lauderdale, FL 33304

MLS#: FX-10084262

St: Active

List Price: \$275,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494236NR0170
Subdivision: CORAL COVE
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 289.47
Waterfront: Yes
Waterfrontage:

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: CORAL COVE ASSOC CO-OP UNIT 5B

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 950

BD: 2

Baths - Total: 2

SqFt - Total:

FB: 2

Year Built: 1955

Guest Hse:

Baths - Half:

Front Exp:

Yr Blt: 1955

Yr Blt Des: Resale

Pool Size:

Pets Allowed: No

Bldg #:
Total Floors/Stories: 2
Total Units in Bldg:
Ttl Units in Complex: 56
Unit Floor #: 1

Governing Bodies: Co-Op
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 0
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 426

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 4,251
Special Assmnt:

Design: Courtyard
Construction: CBS
Unit Desc: Corner
Flooring: Carpet; Tile
Furnished:
Dining Area: Dining-Living
Guest House:
Roof:
Special Info:
Rooms: Convertible Bedroom
Master Bedroom/Bath: Combo Tub/Shower
Dining Area: Dining-Living
Window Treatments:

Waterfront Details: Bay; Intracoastal; No Fixed Bridges; Ocean Access
View: Bay; Intracoastal
Private Pool: Heated
Security: None
Membership:
Cooling: Ceiling Fan; Central; Electric
Heating: Central; Electric
Utilities: Cable

Restrict: No Truck/RV
HOPA: No Hopa
Boat Services: Dock Available
Guest House:
Taxes:
Terms Considered: Cash
Mobile Features:

Maintenance Fee Incl: Cable; Common Areas; Insurance-Other; Laundry Facilities; Lawn Care; Maintenance-Exterior; Manager; Parking; Pool Service; Reserve Funds; Roof Maintenance; Sewer; Trash Removal; Water
Equip/App'l Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Smoke Detector; Water Heater - Elec

Private Pool: Heated

Parking: Assigne

Subdiv. Amenities: Boating; Extra Storage; Picnic Area; Street Lights

Exterior Features: Open Porch

Interior Features: Split Bedroom

Directions: BAYVIEW DRIVE BETWEEN SUNRISE BLVD. AND OAKLAND PARK BLVD. TURN EAST ON YACHT CLUB BLVD., CROSS OVER SEMINOLE AND BUILDING WILL BE ON THE RIGHT.

Public Remarks: LOVELY CORNER UNIT ON FIRST FLOOR WITH WATERVIEWS. TASTEFULLY UPDATED, BRIGHT AND OPEN, WITH SPLIT BEDROOM FLOOR PLAN. GRANITE COUNTERTOPS, IMPACT WINDOWS AND NEWER A/C. HEATED POOL AND DOCKAGE AVAILABLE WITH NO FIXED BRIDGE OCEAN ACCESS. ALL AGES WELCOME, SO BRING THE FAMILY! WALK TO THE BEACH OR TAKE THE TROLLEY. FINE DINING, GALLERIA MALL, AND PUBlix SUPERMARKET ALL WITHIN WALKING DISTANCE. TRADER JOE'S AND WHOLE FOODS MARKET JUST A MILE DOWN THE ROAD.

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Residential Customer Report

Address: 1850 S Ocean Boulevard 702, Lauderdale By The Se, FL 33062

MLS#: FX-10030364

St: Active

List Price: \$275,000



Area: 3121
Geo Area: NBEA
County: Broward
Parcel ID: 494307NP0730
Subdivision: Crane Crest
Development Name: Crane Crest
Model Name:
Lot Dimensions:
List Price Sqft: 274.45
Waterfront: Yes
Waterfrontage:

Legal Desc: CRANE CREST APTS CO-OP UNIT 702

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,002
BD: 2
Baths - Total: 2

SqFt - Total:
FB: 2
Year Built: 1965

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1965
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 9
Total Units in Bldg: 108
Ttl Units in Complex:
Unit Floor #: 7

Governing Bodies: Coop
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 0
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 600

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2015
Taxes: 1,474
Special Assmnt:

Design:
Construction: Block; CBS; Concrete
Unit Desc: Exterior Catwalk; Lobby
Flooring: Tile
Furnished:
Dining Area: Breakfast Area; Dining Family; Snack Bar
Guest House:
Roof:
Special Info: Sold As-Is
Rooms:
Master Bedroom/Bath:
Dining Area: Breakfast Area; Dining Family; Snack Bar
Window Treatments: Blinds
Maintenance Fee Incl: Laundry Facilities; Maintenance-Exterior; Manager; Pest Control; Pool Service; Security
Equip/Appl Included: Dishwasher; Disposal; Range - Electric; Refrigerator
Private Pool:
Parking: Covered; Under Building
Lot Description:
Subdiv. Amenities: Common Laundry; Picnic Area; Pool; Private Beach Pvln
Exterior Features:
Interior Features: Foyer; Split Bedroom; Walk-in Closet

Waterfront Details: Oceanfront
View: Ocean
Private Pool:
Security: Lobby
Membership:
Cooling: Central; Electric
Heating: Central; Electric
Utilities:

Restrict: Maximum # Vehicles
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: No Homestead
Terms Considered: Cash
Mobile Features:

Directions: A1A BETWEEN COMMERCIAL AND ATLANTIC ON OCEAN SIDE OF STREET

Public Remarks: Direct Oceanfront Unit located in Lauderdale By The Sea. Floor to ceiling windows in Family Room gives you tons of light and breathtaking views. Spacious balcony adds for tranquil moments. This spacious 2/2, neutral tile floors& well maintained. Building just finishing up major renovations which HAVE BEEN PAID IN FULL BY OWNER. Improvements include-parking lot pavers, new elevators, MAJOR CONCRETE RESTORATION OF ENTIRE BUILDING!Pool is heated with oceanfront pavilion and BBQ grills.Garage parking.

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Residential Customer Report

Address: 3233 NE 34th Street 819, Fort Lauderdale, FL 33308

MLS#: FX-10078243

St: Active

List Price: \$276,900



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319NR1500
Subdivision: Coral Ridge Towers
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 289.34
Waterfront: Yes
Waterfrontage:

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: CORAL RIDGE TOWERS CO-OP UNIT 819

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 957	SqFt - Total:	Guest Hse:	Yr Blt: 1962	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: No
Baths - Total: 2	Year Built: 1962	Front Exp:		

Bldg #:	Governing Bodies: Co-Op	Membership Fee Amount:	Serial #:
Total Floors/Stories: 17	Land Lease: 0	HOA/POA/COA (Monthly): 460	Tax Year: 2016
Total Units in Bldg: 329	Recreation Lease: 0		Taxes: 3,247
Ttl Units in Complex: 329	Min Days to Lease: 0	Brand Name:	Special Assmnt:
Unit Floor #: 8	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Intracoastal	Restrict: Maximum # Vehicles; No Corporate Buyers; No Lease; No Truck/RV
Construction:	View: Intracoastal; Ocean	HOPA: Yes-Verified
Unit Desc: Interior Hallway	Private Pool: Heated	Boat Services:
Flooring: Ceramic Tile; Tile; Wood Floor	Security: Doorman; Gate - Manned	Guest House:
Furnished: Unfurnished	Membership:	Taxes: City/County
Dining Area: Dining-Living	Cooling: Ceiling Fan; Central	Terms Considered: Cash
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms:		
Master Bedroom/Bath: 2 Master Baths		
Dining Area: Dining-Living		
Window Treatments: Blinds; Impact Glass		
Maintenance Fee Incl: Elevator; Laundry Facilities; Manager; Parking; Pool Service; Recrtnal Facility; Reserve Funds; Security; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Wall Oven; Water Heater - Elec		
Private Pool: Heated		
Parking: Assigned		
Lot Description:		
Subdiv. Amenities: Clubhouse; Common Laundry; Community Room; Elevator; Exercise Room; Library; Picnic Area; Pool; Trash Chute		
Exterior Features: Open Balcony; Shutters		
Interior Features: Closet Cabinets; Elevator; Pantry; Walk-in Closet		

Directions:

Public Remarks: This exquisite high floor apartment with two master suites has a wonderful southern and western views of the Inter Coastal and Ocean. Fully renovated with a newer A/C, bathrooms and kitchen. This unit is steps from the elevator and laundry. Coral Ridge towers offers excellent amenities including large heated pool, putting green, exercise room, library, guards, mail room and much more. This is a 55 plus building. THE SELLER IS VERY MOTIVATED. THIS IS A MOVE IN READY CONDO and a 5 STAR LISTING!

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Residential Customer Report

Address: 1750 S Ocean Lane 201, Fort Lauderdale, FL 33316 MLS#: FX-10089377 St: Active List Price: \$279,000



Area: 3170
Geo Area: FBEA
County: Broward
Parcel ID: 504213ns0210
Subdivision: LAGO MAR PLACE
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 278.44
Waterfront: Yes
Waterfrontage:
Legal Desc: LAGOMARCOOPUNIT 201
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale Add: REO: No

Bedroom 2 0 X 0

SqFt - Living: 1,002 SqFt - Total: Guest Hse: Yr Blt: 1962 Pool Size:
BD: 2 FB: 2 Baths - Half: Yr Blt Des: New Construction Pets Allowed: No
Baths - Total: 2 Year Built: 1962 Front Exp: SW

Bldg #: Governing Bodies: Co-Op Membership Fee Amount: Serial #:
Total Floors/Stories: 3 Land Lease: 0 HOA/POA/COA (Monthly): 700 Tax Year: 2016
Total Units in Bldg: 22 Recreation Lease: 0 Brand Name: Taxes: 4,161
Ttl Units in Complex: Min Days to Lease: 0 Mobile Home Size: Special Assmnt:
Unit Floor #: 2 Application Fee: 100 Decal #:

Design: Waterfront Details: Lake; Ocean Access; Oceanfront Restrict: No Lease; No Truck/RV
Construction: Block; CBS; Concrete View: Lake; Ocean HOPA: Yes-Unverified
Unit Desc: Corner; Interior Hallway Private Pool: Heated Boat Services:
Flooring: Carpet Security: Doorman; Gate - Manned; Private Guard Guest House:
Furnished: Furnished; Turnkey Membership: Taxes:
Dining Area: Dining-Living Cooling: Central Terms Considered: Cash
Guest House: Heating: Central; Heat Pump-Reverse Mobile Features:
Roof: Utilities: Cable
Special Info:
Rooms: Storage
Master Bedroom/Bath: 2 Master Baths; Mstr Bdrm - Ground; Mstr Bdrm - Sitting
Dining Area: Dining-Living
Window Treatments:
Maintenance Fee Incl: Cable; Manager; Parking; Pool Service
Equip/Appl Included: Range - Electric; Refrigerator
Private Pool: Heated
Parking: Assigned; Guest
Lot Description:
Subdiv. Amenities: Cabana; Pool; Trash Chute
Exterior Features: Fruit Tree(s)
Interior Features: Elevator; Entry Lvl Lvng Area; Split Bedroom

Directions: AIA (Seabreeze Blvd) just east of the Intracoastal draw bridge and Pier 66 - E at the Little Church by the Sea, one block, right one block left and left again one block to property right on the ocean. Park anywhere in numbered space, give number to guard.
Public Remarks: SW corner. view of Lake Mayan and ocean-near airport,hospital and seaport. Finer dinning and Las Olas fine shopping,night life very near. Directly on the sand, coconut trees around salt water heated pool, tropical setting,cabanna watch yachts,cargo ships, cruise ships pass by. This beach is the widest in south Florida, and is sanitized twice weekly Quiet/safe tropical neighborhood. Extremely well run complex, Near many restaurants, grocery stores, night life. Short car service to all
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Residential Customer Report

Address: 2900 NE 30th Street 6m, Fort Lauderdale, FL 33306

MLS#: FX-10068638

St: Active

List Price: \$279,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494330BE0740
Subdivision: Lauderdale Tower Condo
Development Name: lauderdale Tower
Model Name: THE NAUTILUS
Lot Dimensions:
List Price Sqft: 268.27
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:
Ele School: Bayview
Middle School: Sunrise
High School: Fort Lauderdale

Legal Desc: LAUDERDALE TOWER CONDO UNIT M-6

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	11'6"	X	Living Room	16'3"	X	Patio/Balcony	16'6"	X
Bedroom 2	11'8"	X						
SqFt - Living: 1,040	SqFt - Total: 1,040		Guest Hse:	Yr Blt: 1964		Pool Size:		
BD: 2	FB: 2		Baths - Half:	Yr Blt Des: Resale		Pets Allowed: Yes		
Baths - Total: 2	Year Built: 1964		Front Exp: NE					

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 10	Land Lease: 0	HOA/POA/COA (Monthly): 687	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 5,002
Ttl Units in Complex: 124	Min Days to Lease: 120	Brand Name:	Special Assmnt:
Unit Floor #: 6	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Intracoastal; No Fixed Bridges; Point Lot; Seawall	Restrict: Lease OK; Maximum # Vehicles; No Truck/RV
Construction: CBS	View: Garden; Intracoastal; Pool	HOPA: Yes-Unverified
Unit Desc: Corner	Private Pool: Heated	Boat Services: Private Dock
Flooring: Carpet	Security: Fence	Guest House:
Furnished: Unfurnished	Membership:	Taxes: No Homestead
Dining Area: Dining-Living; Eat-In Kitchen; Snack Bar	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities: Cable	
Special Info: Handyman; Sold As-Is		
Rooms: Laundry-Util/Closet; None; Storage		
Master Bedroom/Bath: Mstr Bdrm - Ground		
Dining Area: Dining-Living; Eat-In Kitchen; Snack Bar		
Window Treatments: Blinds; Impact Glass		
Maintenance Fee Incl: Common Areas; Elevator; Laundry Facilities; Maintenance-Exterior; Pool Service; Recrtnal Facility; Security; Sewer; Trash Removal; Water		
Equip/Appl Included: Disposal; Microwave; Refrigerator; Smoke Detector		
Private Pool: Heated		
Parking: Assigned; Carport - Detached; Garage - Detached		
Lot Description:		
Subdiv. Amenities: Common Laundry; Elevator; Exercise Room; Extra Storage; Street Lights		
Exterior Features: Fence; Open Balcony		
Interior Features: Closet Cabinets; Custom Mirror; Entry Lvl Lvng Area; Walk-in Closet		

Directions: OAKLAND PARK EAST TO BAYVIEW GO SOUTH TO 30TH STREET MAKE A LEFT ALL THE WAY TO THE END OF THE STREET .SEE SECURITY FOR PARKING .

Public Remarks: GREAT NE EXPOSURE 2/2 BATH AVAILABLE FOR SALE ONLY . THIS UNIT NEEDS TO BE RENOVATED . AMAZING LOCATION RIGHT ACROSS FROM SHOOTERS, WALKING DISTANCE TO THE BEACH, MALLS, COFFEE SHOPS ETC. OWNER WILL CONSIDER ANY OFFERS .

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Residential Customer Report

Address: 2866 NE 30th Street 3, Fort Lauderdale, FL 33306

MLS#: FX-10090633

St: Active

List Price: \$279,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494225NN0030
Subdivision: Lafayette Arms
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 299.68
Waterfront: Yes
Waterfrontage:

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: LAFAYETTE ARMS CO-OP UNIT 3

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 931
BD: 2
Baths - Total: 2

SqFt - Total:
FB: 2
Year Built: 1961

Guest Hse:
Baths - Half:
Front Exp: S

Yr Blt: 1961
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 2
Total Units in Bldg:
Ttl Units in Complex: 20
Unit Floor #: 1

Governing Bodies: Co-Op
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 180
Application Fee: 150

Membership Fee Amount:
HOA/POA/COA (Monthly): 348.33

Serial #:
Tax Year: 2016
Taxes: 2,873
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design:
Construction: Block; Concrete
Unit Desc: Exterior Backwalk; Garden Apartment
Flooring: Carpet; Ceramic Tile
Furnished: Furnished; Turnkey
Dining Area:
Guest House:
Roof:
Special Info:
Rooms:

Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access
View: Canal; Intracoastal; Pool
Private Pool: Heated
Security: Fence
Membership:
Cooling: Central; Electric
Heating: Central; Electric
Utilities: Cable

Restrict: Lease OK; Lease OK w/Restrict; No Truck/RV; None
HOPA: No Hopa
Boat Services: Common Dock
Guest House:
Taxes:
Terms Considered: Cash
Mobile Features:

Master Bedroom/Bath: Mstr Bdrm - Ground

Dining Area:

Maintenance Fee Incl: Cable; Common Areas; Insurance-Other; Laundry Facilities; Lawn Care; Maintenance-Exterior; Pool Service; Sewer; Trash Removal; Water

Equip/Appl Included
Private Pool: Heated

Parking: Assigned; Guest; No Motorcycle; Open

Lot Description:

Subdiv. Amenities: Common Laundry; Extra Storage

Exterior Features: Open Porch

Interior Features: Entry Lvl Lvng Area; Stack Bedrooms; Walk-in Closet

Directions: Bayview Drive to N.E. 30th Street east to Lafayette Arms on the right hand side at the end of the street

Public Remarks: RESORT STYLE LIVING IN THIS 2/2 FULLY FURNISHED FIRST FLOOR UNIT IN A BEAUTIFUL BOUTIQUE BUILDING LOCATED IN DESIRABLE CORAL RIDGE ACROSS THE CANAL FROM \$\$ MILLION DOLLAR HOMES. LOW HUA FEE'S. SOUTHERN EXPOSURE WITH DIRECT WATERFRONT VIEWS, BUILDING IS ONE OFF THE POINT AND OFFERS INTRACOASTAL VIEWS. WATCH THE MAGNIFICENT YACHTS CRUISE ALONG THE INTRACOASTAL WATERWAY. UNIT HAS IMPACT WINDOWS AND 17 INCH CERAMIC TILE ON THE DIAGONAL. LARGE FRONT PORCH ENHANCES YOUR OUTDOOR EXPERIENCE. PETS O.K., LEASE OK

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Residential Customer Report

Address: 3050 NE 48th Street 210, Fort Lauderdale, FL 33308

MLS#: FX-10024129

St: Active

List Price: \$279,900



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494213AD0200
Subdivision: Windsor Condominium
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 168.51
Waterfront: Yes
Waterfrontage:
Legal Desc: WINDSOR CONDO UN

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale Add:

REO: No

SqFt - Living: 1,661
BD: 2
Baths - Total: 2

SqFt - Total: 1,661
FB: 2
Year Built: 1965

Guest Hse:
Baths - Half:
Front Exp: N

Yr Blt: 1965
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 3
Total Units in Bldg: 30
Ttl Units in Complex: 30
Unit Floor #: 2

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 0
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 452.67

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2015
Taxes: 3,140
Special Assmnt:

Design:
Construction: Block; Concrete
Unit Desc: Corner
Flooring: Carpet; Marble; Wood Floor
Furnished:
Dining Area:
Guest House:
Roof:
Special Info: Sold As-Is
Rooms:
Master Bedroom/Bath:
Dining Area:
Window Treatments: Blinds
Maintenance Fee Incl: Cable; Comm
Equip/Apppl Included: Dishwasher; Ra
Private Pool: Heated
Parking: Carport - Detached; Covered

Waterfront Details: Interior Canal
View: Canal
Private Pool: Heated
Security: Entry Phone
Membership:
Cooling: Ceiling Fan; Central
Heating: Central
Utilities: Cable

Restrict: No Lease; No Truck/RV
HOPA: No Hopa
Boat Services: Dock Available
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Subdiv. Amenities: Common Laundry; Community Room; Elevator; Library; Picnic Area; Pool
Exterior Features:
Interior Features: Dome Kitchen; Elevator

Directions: Commercial Blvd to Bayview Drive, south on Bayview to NE 48th Street, left onto NE 48th Street, building on right. Guest parking on east end of building, use east stairway, unit is top of the stairs in right.
Public Remarks: PRICE IMPROVEMENT!!!!BRIGHT, SUNNY WATERFRONT CORNER UNIT IN SOUGHT AFTER CORAL RIDGE UPDATED KITCHEN FEATURES GRANITE COUNTER TOPS, LIVING ROOM BOASTS TROPICAL BRAZILIAN CHERRYWOOD FLOORING WITH BERBER IN THE BEDROOMS AND TRAVERTINE IN THE REMAINDER INCLUDING THE SPACIOUS SUN DRENCHED FLORIDA ROOM. NEW AC AND WATER HEATER. COMPLEX FEATURES HEATED POOL, BBQ AREA AND BOAT DOCKAGE, LOW MAINTENANCE AND A DEEDED COVERED PARKING SPOT TOO! BEST VALUE IN THE COMPLEX! MOTIVATED SELLER, BRING AN OFFER!

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Residential Customer Report

Address: 2900 NE 30th Street M-5, Fort Lauderdale, FL 33306

MLS#: FX-10065974

St: Active

List Price: \$279,900



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494330BE0610
Subdivision: Lauderdale Tower Condo
Development Name: Lauderdale Tower
Model Name: THE NAUTILUS
Lot Dimensions:
List Price **Sqft:** 269.13
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:
Ele School: Bayview
Middle School: Sunrise
High School: Fort Lauderdale

Legal Desc: LAUDERDALE TOWER CONDO UNIT M-5

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	11'6"	X	Living Room	16'3"	X	Patio/Balcony	16'6"	X
Bedroom 2	11'8"	X						

SqFt - Living: 1,040	SqFt - Total: 1,040	Guest Hse:	Yr Blt: 1964	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Condo-Conversion	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1964	Front Exp: NE		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 5	Land Lease: 0	HOA/POA/COA (Monthly): 687	Tax Year: 2016
Total Units in Bldg: 124	Recreation Lease: 0		Taxes: 4,147
Ttl Units in Complex: 124	Min Days to Lease: 120	Brand Name:	Special Assmnt:
Unit Floor #: 10	Application Fee: 100	Mobile Home Size:	

Design:	Waterfront Details: Intracoastal	Restrict: Daily Rentals; Maximum # Vehicles; No Truck/RV
Construction: CBS	View: Intracoastal	HOPA: No Hopa
Unit Desc: Corner	Private Pool: Heated	Boat Services: Private Dock; Dock Available
Flooring: Carpet	Security: Entry Phone; Fence; Lobby	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area: Breakfast Area; Dining Family; Dining-Living	Cooling: Electric	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities:	
Special Info: Sold As-Is		
Rooms: Den/Office; Laundry-Util/Closet; Storage		
Master Bedroom/Bath: Mstr Bdrm - Ground; Mstr Bdrm - Sitting		
Dining Area: Breakfast Area; Dining Family; Dining-Living		
Window Treatments: Blinds		
Maintenance Fee Incl: Common Areas; Elevator; Laundry Facilities; Maintenance-Exterior; Manager; Security; Sewer; Trash Removal; Water		
Equip/App'l Included: Dishwasher; Disposal; Microwave; Refrigerator		
Private Pool: Heated		
Parking: Assigned; Garage - Detached; Guest; Open		
Lot Description:		
Subdiv. Amenities: Bike Storage; Common Laundry; Community Room; Elevator; Exercise Room; Extra Storage; Picnic Area; Pool; Trash Chute		
Exterior Features: Fruit Tree(s)		
Interior Features: Closet Cabinets; Elevator; Entry Lvl Lvng Area; Foyer		

Directions: bayview drive turn east on ne 30th street. Building at the end of the street.

Public Remarks: Investor's welcome to the most desirable building located right across from shooter's . 2/2 bath almost 1100 sq ft apartment ready to be remodeled. GREAT NE EXPOSURE .The m -stock has uninterrupted intracoastal views from every bedroom, dinning room and living room. large open kitchen and much more. bring offers. OWNER WILL CONSIDER ALL OFFERS. UNIT HAS ALL IMPACT WINDOWS AND DOORS. PET FRIENDLY BUILDING .

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Residential Customer Report

Address: 1967 SW 28th Avenue, Fort Lauderdale, FL 33312

MLS#: AX-10364137

St: Active

List Price: \$280,000



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504217060200
Subdivision: CHULA VISTA FIRST ADD REV
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 143.08
Waterfront: Yes
Waterfrontage: 62
Legal Desc: CHULA VISTA FIRST ADD REV 30-43 B LOT 6 BLK 18
Short Sale: No

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

SqFt - Living: 1,957		SqFt - Total: 2,416		Guest Hse:		Yr Blt: 1957		Pool Size:	
BD: 3		FB: 2		Baths - Half:		Yr Blt Des: Resale		Pets Allowed: No	
Baths - Total: 2		Year Built: 1957		Front Exp: E					

Bldg #:		Governing Bodies:		Membership Fee Amount:		Serial #:	
Total Floors/Stories:		Land Lease:		HOA/POA/COA (Monthly):		Tax Year: 2016	
Total Units in Bldg:		Recreation Lease:				Taxes: 1,038	
Ttl Units in Complex:		Min Days to Lease:		Brand Name:		Special Assmnt:	
Unit Floor #:		Application Fee:		Mobile Home Size:			
				Decal #:			

Design: < 4 Floors		Waterfront Details: Ocean Access; One Bridge; Seawall; Canal Width 1 - 80		Restrict:	
Construction: Block; Concrete		View: Canal		HOPA: No Hopa	
Unit Desc:		Private Pool:		Boat Services:	
Flooring: Ceramic Tile		Security:		Guest House:	
Furnished:		Membership:		Taxes: City/County	
Dining Area: Dining Family; Dining-Living		Cooling: Ceiling Fan; Central		Terms Considered: Cash; Conventional; FHA; VA	
Guest House:		Heating: No Heat		Mobile Features:	
Roof:		Utilities: Public Water			
Special Info:					
Rooms: Den/Office; Family					
Master Bedroom/Bath: Mstr Bdrm - Ground					
Dining Area: Dining Family; Dining-Living					
Window Treatments:					
Maintenance Fee Incl:					
Equip/Appl Included: Auto Garage Open; Dishwasher; Dryer; Microwave; Refrigerator; Smoke Detector; Washer					
Private Pool:					
Parking: Driveway					
Lot Description: < 1/4 Acre					
Subdiv. Amenities: Boating					
Exterior Features: None					
Interior Features: Walk-in Closet					

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Residential Customer Report

Address: 3051 NE 48th Street 401, Fort Lauderdale, FL 33308

MLS#: FX-10073027

St: Active

List Price: \$284,777



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494318AK0290
Subdivision: RIDGEVIEW TOWERS
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 196.4
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: RIDGEVIEW TOWERS CONDO UNIT 401

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,450
BD: 2
Baths - Total: 2

SqFt - Total: 1,450
FB: 2
Year Built: 1970

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1970
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 7
Total Units in Bldg: 68
Ttl Units in Complex: 68
Unit Floor #: 4

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 120
Application Fee: 250

Membership Fee Amount:
HOA/POA/COA (Monthly): 444

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 2,738
Special Assmnt:

Design:

Construction: CBS
Unit Desc: Corner; Exterior Catwalk
Flooring: Clay Tile; Marble

Furnished:
Dining Area: Dining Family; Dining-Florida
Guest House:

Roof:
Special Info:
Rooms: Util-Garage
Master Bedroom/Bath: Combo Tub/Shower
Dining Area: Dining Family; Dining-Florida

Window Treatments: Blinds; Verticals
Maintenance Fee Incl: Elevator; Insurance-Other; Laundry Facilities; Lawn Care; Legal/Accounting; Maintenance-Exterior; Parking; Pool Service; Recrtnal Facility; Roof Maintenance; Sewer; Trash Removal; Water
Equip/Appl Included: Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec
Private Pool: Heated

Parking: Assigned; Covered; Garage - Attached; Guest; No Motorcycle

Lot Description:

Subdiv. Amenities: Bike Storage; Common Laundry; Community Room; Elevator; Extra Storage; Picnic Area; Pool; Street Lights; Trash Chute

Exterior Features: Open Balcony; Shutters

Interior Features: Built-in Shelves; Closet Cabinets; Elevator; Foyer; Split Bedroom; Walk-in Closet

Directions: I-95 EAST COMMERCIAL BLVD EAST EXIT DRIVE PAST US -1 RIGHT ON BAY VIEW AVE AND COMMERCIAL DRIVE 2 BLOCKS LEFT ON 48 STREET LEFT SIDE


Public Remarks: THIS 2BED 2 BATH WATERFRONT CONDO LOCATED IN CORAL RIDGE COUNTRY CLUB OVERLOOKS MILLION DOLLAR HOMES WITH NO FIXED BRIDGES IS UNIQUE. THE PRIVATE CORNER UNIT WITH BALCONY OVER LOOKING THE WATER WITH VIEW OF THE INTRACOASTAL & FRONT BALCONY WITH SOUTHWEST CITY VIEWS. NATURAL SUNLIGHT SHINES THRU THE UNIT FROM ALL SIDES. SPACIOUS UNIT HAS APPROXIMATELY 1,450 SF. THIS UNIT CAN GRADUALLY BE REDONE TO YOUR NEEDS. WASHER & DRYER IN UNIT. PLEASE ALSO NOTE 2 COMPACT CARS CAN BE GARAGED. DOCK SPACE AVAILABLE

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Waterfront Details: No Fixed Bridges; Ocean Access; Seawall; Canal Width 1 - 80
View: Intracoastal; Pool
Private Pool: Heated
Security: Entry Card; Entry Phone
Membership:
Cooling: Ceiling Fan; Central
Heating: Heat Pump-Reverse
Utilities: Cable

Restrict: No Corporate Buyers; No Lease 1st Year; No Truck/RV
HOPA: No Hopa
Boat Services: Dock Available
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Residential Customer Report



Address: 1101 River Reach Drive 318, Fort Lauderdale, FL 33315

Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209AH0510
Subdivision: RIVER REACH
Development Name: RIVER REACH
Model Name: BARCLAY
Lot Dimensions:
List Price Sqft: 227.92
Waterfront: Yes
Waterfrontage:
Legal Desc: RIVER REACH #3 CONDO UNIT 318

MLS#: FX-10090669

St: Active
Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

List Price: \$284,900

Short Sale Add:

REO: No

Master Bedroom	20	X	12	Living Room	21	X	16	Patio/Balcony	20	X	5	Kitchen	16	X	8
Bedroom 2	14	X	11												

SqFt - Living: 1,250
BD: 2
Baths - Total: 2

SqFt - Total: 1,370
FB: 2
Year Built: 1982

Guest Hse:
Baths - Half:
Front Exp: N

Yr Blt: 1982
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 5
Total Units in Bldg: 88
Ttl Units in Complex: 574
Unit Floor #: 3

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 180
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 607

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 2,825
Special Assmnt:

Design:
Construction: CBS
Unit Desc: Interior Hallway; Lobby
Flooring: Carpet; Wood Floor
Furnished: Unfurnished
Dining Area: Dining-Living
Guest House:
Roof:
Special Info:
Rooms:
Master Bedroom/Bath: Combo Tub/Shower
Dining Area: Dining-Living
Window Treatments: Sliding
Maintenance Fee Incl: Cable; Common Areas; Insurance-Other; Lawn Care; Maintenance-Exterior; Pest Control; Pool Service; Recrtnal Facility; Reserve Funds; Roof Maintenance; Security; Sewer; Trash Removal; Water Equip/Apppl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Water Heater - Elec
Private Pool: Heated
Parking: Assigned; Covered; Garage - Attached; Under Building
Lot Description:
Subdiv. Amenities: Bike Storage; Boating; Clubhouse; Common Laundry; Elevator; Exercise Room; Extra Storage; Picnic Area; Pool; Tennis; Trash Chute
Exterior Features: Open Balcony; Shutters; Tennis Court
Interior Features: Walk-in Closet


Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; River
View: Canal; Garden; Pool
Private Pool: Heated
Security: Gate - Manned; Private Guard
Membership:
Cooling: Ceiling Fan; Central; Electric
Heating: Central; Electric
Utilities: Cable

Restrict: Lease OK; Lease OK w/Restrict; Maximum # Vehicles; < 20 lb Pet
HOPA: No Hopa
Boat Services: Common Dock; Dock Available
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Directions: DAVIE BLVD TO SW 9 AVE - GO NORTH APPROX 2 BLOCKS TO RIVER REACH GATE ON LEFT.
Public Remarks: REMODELED 2/2 WITH BEAUTIFUL POOL/CANAL VIEW & COVERED PARKING! OPEN REMODELED KITCHEN WITH GRANITE COUNTERTOPS, UPDATED BATHS, SMOOTH CEILINGS, CROWN MOLDINGS, HUNTER DOUGLAS SHADES & CLOSET SYSTEMS. NEW A/C IN 2016. LIGHT & BRIGHT! GATED WATERFRONT COMMUNITY WITH 24 HR MANNED GUARDHOUSE, HEATED POOLS, TENNIS COURTS, EXERCISE ROOM & KAYAK RACKS. 2 SMALL PETS -20 LBS PERMITTED, DOCKAGE TO 50' AS AVAILABLE. GREAT LOCATION NEAR LAS OLAS/DOWNTOWN, BEACHES, SHOPPING, RESTAURANTS, AIRPORT & MAJOR EXPRESSWAYS.

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Residential Customer Report

Address: 2881 NE 33rd Court 9E, Fort Lauderdale, FL 33306		MLS#: FX-10044528		St: Active	List Price: \$285,000
	Area: 3250 Geo Area: FTNE County: Broward Parcel ID: 494224AE0610 Subdivision: The Carlyle Development Name: Model Name: Lot Dimensions: List Price Sqft: 228 Waterfront: Yes Waterfrontage:		Type: Condo/Coop Lot Dimensions: Type: Condo/Coop Dock: Private Pool: No Baths - Total: 2 Garage Spaces:		
	Legal Desc: CARLYLE,THE UNIT 9 E				
	Short Sale: No		Short Sale Add:		REO: No
	SqFt - Living: 1,250 BD: 2 Baths - Total: 2	SqFt - Total: 1,250 FB: 2 Year Built: 1970	Guest Hse: Baths - Half: Front Exp: SE	Yr Blt: 1970 Yr Blt Des: Resale	Pool Size: Pets Allowed: No
	Bldg #: Total Floors/Stories: 12 Total Units in Bldg: Ttl Units in Complex: Unit Floor #: 9	Governing Bodies: Condominium Land Lease: 0 Recreation Lease: 0 Min Days to Lease: 365 Application Fee: 100		Membership Fee Amount: HOA/POA/COA (Monthly): 452 Brand Name: Mobile Home Size: Decal #:	
Design: Construction: Block; CBS; Concrete Unit Desc: Lobby Flooring: Carpet; Ceramic Tile; Tile Furnished: Unfurnished Dining Area: Dining-Living Guest House: Roof: Special Info: Rooms: None Master Bedroom/Bath: Combo Tub/Shower Dining Area: Dining-Living Window Treatments: Plantation Shutters Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Laundry Facilities; Maintenance-Exterior; Pool Service; Sewer; Trash Removal; Water Equip/Appl Included: Dishwasher; Disposal; Ice Maker; Microwave; Range - Electric Private Pool: Heated Parking: 2+ Spaces; Guest Lot Description: Subdiv. Amenities: Boating; Common Laundry; Community Room; Elevator; Extra Storage; Picnic Area; Pool Exterior Features: Open Balcony Interior Features: Entry Lvl Lvng Area		Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access View: Intracoastal; Ocean Private Pool: Heated Security: Lobby; TV Camera Membership: Cooling: Central; Electric Heating: Central; Electric Utilities: Cable		Restrict: No Lease 1st Year; No Truck/RV HOPA: No Hopa Boat Services: Common Dock; Dock Available Guest House: Taxes: Terms Considered: Conventional Mobile Features:	
Directions: Oakland Park Blvd to Bayview Drive, north to 33rd Ct East to Building. Public Remarks: Move-in ready, 2 bedroom, 2 bath condominium in wonderful Coral Ridge neighborhood. This Southeast corner home, with a large covered balcony, offers beautiful views of the intracoastal, city skyline and surrounding neighborhood. It is tastefully and neutrally updated with a style to fit all tastes. The Carlyle is located on a side canal off the intracoastal with dock space available. The unit has high impact windows and doors and has 2 assigned parking spaces. Great value in a great location! Information is deemed to be reliable, but is not guaranteed. © 2017 MLS and FBS. Prepared by Daniel S. Katz on Sunday, November 19, 2017 1:39 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.					

Residential Customer Report

Address: 3051 NE 48th Street 410, Fort Lauderdale, FL 33308

MLS#: FX-10084163

St: Active

List Price: \$285,000



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494318AK0380
Subdivision: Ridgeview Towers
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 196.55
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: RIDGEVIEW TOWERS CONDO UNIT 410

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,450	SqFt - Total: 1,450	Guest Hse:	Yr Blt: 1970	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1970	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 7	Land Lease: 0	HOA/POA/COA (Monthly): 444	Tax Year: 2016
Total Units in Bldg: 68	Recreation Lease: 0		Taxes: 2,738
Ttl Units in Complex:	Min Days to Lease: 120	Brand Name:	Special Assmnt:
Unit Floor #: 4	Application Fee: 150	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal	Restrict: No Lease 1st Year; No Truck/RV
Construction: CBS	View: Canal; Intracoastal	HOPA: No Hopa
Unit Desc:	Private Pool: Heated	Boat Services: Dock Available
Flooring: Carpet; Ceramic Tile	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Dining-Living	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities: Cable	
Special Info: Sold As-Is		
Rooms:		
Master Bedroom/Bath:		
Dining Area: Dining-Living		
Window Treatments: Bay Window; Blinds; Drapes		
Maintenance Fee Incl: Cable; Lawn Care; Parking; Roof Maintenance; Security; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Range - Electric; Refrigerator		
Private Pool: Heated		
Parking: Assigned; No Motorcycle		
Lot Description:		
Subdiv. Amenities: Boating; Elevator		
Exterior Features: Open Balcony; Shutters		
Interior Features: Built-in Shelves; Entry Lvl Lvng Area; Split Bedroom; Walk-in Closet		

Directions: I95 TO COMMERCIAL BLVD EAST TO BAYVIEW DR TURN RIGHT AT BAYVIEW DR TO 48TH ST TURN LEFT AND BUILDING IS MIDDLE OF THE STREET ON LEFT SIDE. GUEST PARKING AVAILABLE
Public Remarks: SPACIOUS 2 BEDROOM, 2 BATH WATERFRONT CONDO IN GREAT LOCATION WITH GORGEOUS WATER AND CITY VIEWS. A CORNER UNIT WITH BALCONY OVERLOOKING A DEEP WATER CANAL WITH NO FIXED BRIDGES. 2 LARGE BEDROOMS WITH WALK IN CLOSETS. BOTH BATHROOMS ARE UPDATED. BEAUTIFUL BAYWINDOW IN LIVING ROOM WITH HURRICANE SHUTTERS FOR ALL OTHER WINDOWS. 1 DEEDED PARKING SPACE IN GARAGE WITH STORAGE UNIT. DOCK SPACE AVAILABLE.

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Residential Customer Report

Address: 2668 NW 9th Street, Fort Lauderdale, FL 33311

MLS#: AX-10260920

St: Active

List Price: \$285,000



Area: 3560
Geo Area: FTNW
County: Broward
Parcel ID: 504205051349
Subdivision: WASHINGTON PARK SECOND AD
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 167.65
Waterfront: Yes
Waterfrontage: 0

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 2

Legal Desc: WASHINGTON PARK SECOND ADD 21-17 B LOT 9 BLK 14

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,700
BD: 3
Baths - Total: 2

SqFt - Total: 2,450
FB: 2
Year Built: 2018

Guest Hse:
Baths - Half:
Front Exp: N

Yr Blt: 2018
Yr Blt Des: New Construction

Pool Size:
Pets Allowed:

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 910
Special Assmnt:

Design: < 4 Floors
Construction: CBS
Unit Desc:
Flooring: Wood Floor
Furnished:
Dining Area:
Guest House:
Roof: Comp Shingle
Special Info:
Rooms: Family
Master Bedroom/Bath: Mstr Bdrm - Ground
Dining Area:

Waterfront Details:
View: Canal
Private Pool:
Security:
Membership:
Cooling: Central
Heating: Central
Utilities: Public Sewer; Public Water

Restrict:
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: New Construction
Terms Considered: Conventional; FHA; VA
Mobile Features:

Window Treatments:
Maintenance Fee Incl:
Equip/Appl Included: Dishwasher; Microwave; Refrigerator; Smoke Detector; Washer
Private Pool:
Parking: Covered; Driveway
Lot Description: < 1/4 Acre
Subdiv. Amenities:
Exterior Features: Custom Lighting
Interior Features:

Directions:
Public Remarks: NEW CONSTRUCTION! Stunning Canal Front 3 bedroom 2 bath with large living room & 2 Car Garage located in the desirable community of Fort Lauderdale. This home features a spacious open kitchen with granite countertops, SS appliances, laminate wood floors throughout the entire living areas and all the bedrooms, and builder upgraded bathrooms. This beautiful home also features an oversize lot perfect for entertaining or building your dream pool and backyard oasis. Please note- wont be ready until 2018.

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Residential Customer Report

Address: 2881 NE 33rd Court 6F, Fort Lauderdale, FL 33306

MLS#: AX-10364488

St: Active

List Price: \$285,900



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494224AE0380
Subdivision: Carlyle, Unit 6F
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 228.72
Waterfront: Yes
Waterfrontage:
Legal Desc: CARLYLE,THE UNIT 6 F

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,250
BD: 2
Baths - Total: 2

SqFt - Total: 1,250
FB: 2
Year Built: 1970

Guest Hse:
Baths - Half:
Front Exp: SE

Yr Blt: 1970
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 11
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #: 6

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 365
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 404

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2015
Taxes: 3,872
Special Assmnt:

Design: Other Arch
Construction: CBS
Unit Desc:
Flooring: Carpet; Tile; Wood Floor
Furnished: Unfurnished
Dining Area: Dining-Living
Guest House:
Roof:
Special Info: Sold As-Is
Rooms:

Waterfront Details: Bay; Interior Canal; Intracoastal
View: Other
Private Pool: Heated
Security: Entry Phone; Lobby
Membership:
Cooling: Central
Heating: Central
Utilities:

Restrict: Lease OK
HOPA: No Hopa
Boat Services: Common Dock; Dock Available
Guest House:
Taxes: City/County
Terms Considered: Cash; Conventional
Mobile Features:

Master Bedroom/Bath: Dual Sinks

Dining Area: Dining-Living

Window Treatments:

Maintenance Fee Incl: Cable; Common Areas; Elevator; Laundry Facilities; Lawn Care; Maintenance-Exterior; Manager; Parking; Pool Service; Security; Sewer; Trash Removal; Water

Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec

Private Pool: Heated

Parking: Assigned; Garage - Detached; Guest

Lot Description:

Subdiv. Amenities: Boating; Common Laundry; Community Room; Elevator; Library; Picnic Area; Trash Chute

Exterior Features: Deck; Fruit Tree(s); Open Balcony


Interior Features: Closet Cabinets

Directions: Oakland Park Boulevard to Bayshore Drive; North to 33rd Court, Right - Building is halfway down the street - on the North side.


Public Remarks: Carlyle Condominium is a water front, 11-story boutique building, located on one side canal off the intra-coastal with dock space available in the wonderful Coral Ridge neighborhood. Stunning spacious apartment, 2bed/2bath, plenty of closets, high impact windows, gorgeous remodeled bathrooms and kitchen, large balcony to witness breathtaking sunsets w/water & city w/storage assigned. Building features heated pool, BBQ are overlooking the canal, walk to Oakland Park Shopping & business, few blocks to the beach.

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Residential Customer Report

Address: 3200 N Port Royale Drive N 202, Fort Lauderdale, FL 33308		MLS#: AX-10318672		St: Active	List Price: \$288,000	
	Area: 3240 Geo Area: FTNE County: Broward Parcel ID: 494307BM0040 Subdivision: Tower of Port Royale Development Name: Tower at Port Royale Model Name: Lot Dimensions: List Price Sqft: 223.26 Waterfront: Yes Waterfrontage:			Type: Condo/Coop Lot Dimensions: Type: Condo/Coop Dock: Private Pool: No Baths - Total: 2 Garage Spaces: 1 Ele School: Mcnab Middle School: Pompano B.Middle High School: Northeast		
	Legal Desc: THE TOWER AT PORT ROYALE UNIT 202					
	Short Sale: No		Short Sale Add:		REO: No	
	SqFt - Living: 1,290 BD: 2 Baths - Total: 2	SqFt - Total: 1,290 FB: 2 Year Built: 1981	Guest Hse: Baths - Half: Front Exp: N	Yr Blt: 1981 Yr Blt Des: Resale	Pool Size: Pets Allowed: No	
	Bldg #: Total Floors/Stories: 21 Total Units in Bldg: 230 Ftl Units in Complex: Unit Floor #: 2		Governing Bodies: Homeowner Assoc Land Lease: 0 Recreation Lease: 0 Min Days to Lease: 12 Application Fee: 100		Membership Fee Amount: HOA/POA/COA (Monthly): 546.33 Brand Name: Mobile Home Size: Decal #:	
Design: Courtyard Construction: CBS Unit Desc: Flooring: Tile; Wood Floor Furnished: Dining Area: Dining-Living Guest House: Roof: Special Info: Sold As-Is Rooms: Master Bedroom/Bath: Combo Tub/Shower Dining Area: Dining-Living Window Treatments: Blinds Maintenance Fee Incl: Cable; Elevator; Insurance-Other; Lawn Care; Maintenance-Exterior; Parking; Pool Service; Roof Maintenance; Security; Sewer; Trash Removal; Water Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec Private Pool: Heated Parking: Assigned; Covered; Guest Lot Description: Subdiv. Amenities: Billiards; Boating; Community Room; Elevator; Exercise Room; Extra Storage; Library; Picnic Area; Street Lights; Tennis; Trash Chute Exterior Features: Open Balcony; Tennis Court Interior Features: Elevator; Entry Lvl Lvng Area; Foyer; Split Bedroom; Walk-in Closet		Waterfront Details: Interior Canal; Intracoastal; No Fixed Bridges; Ocean Access View: Garden; Pool; Other Private Pool: Heated Security: Doorman; Entry Card; Gate - Manned Membership: Cooling: Ceiling Fan; Central Heating: Central Utilities: Cable		Restrict: Lease OK; No Truck/RV; Pet Restrictions HOPA: No Hopa Boat Services: Private Dock; Common Dock Guest House: Taxes: County Only Terms Considered: Cash; Conventional Mobile Features:		
Directions: From I95 go East on Cypress Creek Road or may use Commerical Blvd. Turn left onto US1 (aka as Federal Hwy) Right onto Port Royale Dr. to guard gate From A1A go West on Commerical Blvd. Turn right onto US1. Turn Left onto Port Royale Dr. Guest Parking						
Public Remarks: Beautifully updated 2/2 in desirable Tower of Port Royale a waterfront community. Kitchen sparkles with cherry cabinet and granite countertops. Baths have tastefully updated sinks and cabinets. Large master closet. Split bedroom. Separate dining area. New SS refrigerator. W/D in unit. Security guard at gate entrance and security guard in lobby 24/7. Lots of amenities to include luxury recreation room with full kitchen and a bar for entertaining, library, game room, gym, large heated pool, nice summer kitchen, and tennis courts. Guest parking. Dockage for your boat when available at reasonable cost. Close to restaurants, shopping, and beaches. Close to schools.						
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Residential Customer Report

Address: 2820 NE 30th Street 8, Fort Lauderdale, FL 33306		MLS#: FX-10075144		St: Active	List Price: \$289,000
	Area: 3260	Type: Condo/Coop			
	Geo Area: FTNE	Lot Dimensions:			
	County: Broward	Type: Condo/Coop			
	Parcel ID: 494225AD0080	Dock:			
	Subdivision: LAUREL TERRACE	Private Pool: No			
Development Name:		Baths - Total: 2			
Model Name:		Garage Spaces:			
Lot Dimensions:		Ele School: Bayview			
List Price Sqft: 262.73		Middle School: Sunrise			
Waterfront: Yes					
Waterfrontage:					
Legal Desc: LAUREL TERRACE CONDO UNIT 8					
Short Sale: No		Short Sale Add:		REO: No	

SqFt - Living: 1,100	SqFt - Total: 1,100	Guest Hse:	Yr Blt: 1970	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1970	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 2	Land Lease: 0	HOA/POA/COA (Monthly): 483.33	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 4,188
Ttl Units in Complex:	Min Days to Lease: 365	Brand Name:	Special Assmnt:
Unit Floor #: 2	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal	Restrict: Lease OK
Construction: Block; Concrete	View: Canal	HOPA: No Hopa
Unit Desc: Exterior Catwalk	Private Pool: Heated	Boat Services:
Flooring: Ceramic Tile	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area: Dining Family	Cooling: Ceiling Fan; Central	Terms Considered: Conventional
Guest House:	Heating: Electric	Mobile Features:
Roof:	Utilities:	
Special Info: Sold As-Is		
Rooms:		
Master Bedroom/Bath:		
Dining Area: Dining Family		
Window Treatments:		
Maintenance Fee Incl: Insurance-Other; Laundry Facilities; Lawn Care; Maintenance-Exterior; Sewer; Water		
Equip/Appl Included: Disposal; Range - Electric; Refrigerator; Water Heater - Elec		
Private Pool: Heated		
Parking: Assigned		
Lot Description:		
Subdiv. Amenities: Pool		
Exterior Features: Open Balcony		
Interior Features: Walk-in Closet		

Directions: Bayview north of Sunrise to NE 30th St east to property - park in guest space or #8

Public Remarks: PRICE REDUCED! SELLER WANTS OFFERS.... Small boutique building in Old Coral Ridge. Unit in good shape - new appliances, brand new A/C, tile floors thru-out, bathrooms have been upgraded. Nice open balcony overlooking peaceful canal. Great location close to Galleria, beach and Las Olas. Reasonable maintenance... Most recent sale within 2 weeks - \$300k

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Residential Customer Report

Address: 2829 NE 33 Court 606, Fort Lauderdale, FL 33306

MLS#: FX-10083261

St: Active

List Price: \$289,900



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494224ad0400
Subdivision: Imperial Condo
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft:
Waterfront: Yes
Waterfrontage:
Legal Desc: Imperial Condo Unit 606
Short Sale: No

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Short Sale Add:

REO: No

SqFt - Living:	SqFt - Total:	Guest Hse:	Yr Blt: 1969	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1969	Front Exp: S		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 6	Land Lease: 0	HOA/POA/COA (Monthly): 416	Tax Year: 2015
Total Units in Bldg: 41	Recreation Lease: 0		Taxes: 4,333
Ttl Units in Complex: 41	Min Days to Lease: 365	Brand Name:	Special Assmnt:
Unit Floor #: 6	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal	Restrict: No Lease 1st Year; Pet Restrictions
Construction: CBS	View: Canal; Intracoastal; Pool	HOPA: No Hopa
Unit Desc: Exterior Catwalk; Lobby	Private Pool:	Boat Services: Common Dock; Dock Available
Flooring: Carpet; Ceramic Tile; Marble	Security: Entry Phone	Guest House:
Furnished:	Membership:	Taxes:
Dining Area: Dining-Living; Eat-In Kitchen	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms: Recreation		
Master Bedroom/Bath: 2 Master Baths		
Dining Area: Dining-Living; Eat-In Kitchen		
Window Treatments: Impact Glass		
Maintenance Fee Incl: Common Areas; Elevator; Insurance-Other; Parking; Pool Service; Sewer; Trash Removal; Water		
Equip/Appl Included: Auto Garage Open; Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec		
Private Pool:		
Parking: Assigned; Covered; Garage - Attached		
Lot Description:		
Subdiv. Amenities: Community Room; Elevator		
Exterior Features:		
Interior Features: Elevator; Split Bedroom; Walk-in Closet		

Directions: Between Oakland Park an Commercial, E. of Bayview Dr. at NE 33 Ct., Bldg. on N/S Open parking in front for guest

Public Remarks: PH floor unit with unobstructed views of water and exclusive homes. 2/2 Coral Ridge, Bayview area. Spacious split bdrm. plan. Very open living area. Encl. balcony. Hurricane Impact floor to ceiling windows. North exposure. E. to Intra and ocean. Very clean unit. Washer/Dryer in unit. 2nd bdrm. double as den/with pocket doors out to living area, or pvt. 2nd bdrm. Newer A/C, passed 40 yr. insp.

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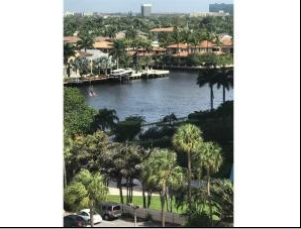
Residential Customer Report

Address: 3233 NE 34th Street 908, Fort Lauderdale, FL 33308

MLS#: FX-10073401

St: Active

List Price: \$289,900



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319NR1610
Subdivision: CORAL RIDGE TOWERS CO-OP
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 209.62
Waterfront: Yes
Waterfrontage:
Legal Desc: CORAL RIDGE TOWERS CO-OP UNIT 908

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,383	SqFt - Total:	Guest Hse:	Yr Blt: 1962	Pool Size:
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Unknown	Pets Allowed: No
Baths - Total: 2	Year Built: 1962	Front Exp:		

Bldg #:	Governing Bodies: Co-Op	Membership Fee Amount:	Serial #:
Total Floors/Stories: 10	Land Lease: 0	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 4,709
Ttl Units in Complex:	Min Days to Lease: 0	Brand Name:	Special Assmnt:
Unit Floor #: 9	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details:	Restrict: No Lease; Other
Construction: Block; Concrete	View: Intracoastal; Other	HOPA: Yes-Verified
Unit Desc: Interior Hallway; Lobby	Private Pool:	Boat Services:
Flooring: Ceramic Tile	Security: Doorman; Lobby	Guest House:
Furnished:	Membership:	Taxes:
Dining Area:	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Cash
Guest House:	Heating: Central; Electric; Other	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms:		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl: Cable; Elevator; Lawn Care; Maintenance-Exterior		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer		
Private Pool:		
Parking: Assigned		
Lot Description:		
Subdiv. Amenities: Clubhouse; Common Laundry; Community Room; Exercise Room; Extra Storage; Library; Putting Green		
Exterior Features: Open Balcony		
Interior Features: Elevator; Foyer		

Directions: OAKLAND PARK BLVD TO A1A LEFT TO 34th, LEFT ONTO 34th, LAST BLDG ON RIGHT, PLEASE PARK IN GUEST SPOT.
Public Remarks: Estate Sale Offers Exceptional value in this spacious corner 3 Bedroom, 2 Bath unit with intracoastal and city views. Tile floors, granite kitchen counters, washer & dryer in unit! Impact windows, 24hr security, heated pool. Well maintained building. Steps to shopping, restaurants and beach. Must be over 55 yrs. old and have 10x annual maintenance as income. Be the first to see!! Easy to show. This one won't last!!!

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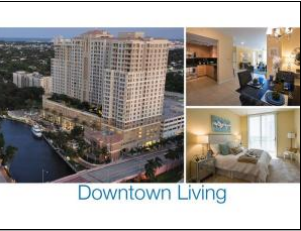
Residential Customer Report

Address: 511 SE 5th Avenue 812, Fort Lauderdale, FL 33301

MLS#: FX-10091968

St: Active

List Price: \$292,000



Area: 3800
Geo Area: FTSE
County: Broward
Parcel ID: 504210BE0550
Subdivision: NuRiver Landing
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 234.35
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: NURIVER LANDING CONDO UNIT 812	Short Sale Add:	REO: No
Short Sale: No		

SqFt - Living: 1,246	SqFt - Total: 1,246	Guest Hse:	Yr Blt: 2005	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 2005	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 25	Land Lease: 50	HOA/POA/COA (Monthly): 735	Tax Year: 2016
Total Units in Bldg: 409	Recreation Lease: 0		Taxes: 5,494
Ttl Units in Complex:	Min Days to Lease: 180	Brand Name:	Special Assmnt:
Unit Floor #: 8	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: River	Restrict: Lease OK; Lease OK w/Restrict; Pet Restrictions
Construction: CBS	View: Other	HOPA: No Hopa
Unit Desc: Interior Hallway; Lobby	Private Pool: Heated	Boat Services: Common Dock
Flooring: Carpet; Ceramic Tile	Security: Entry Card; Gate - Manned	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area: Dining Family	Cooling: Central	Terms Considered: Cash
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities:	
Special Info:		
Rooms:		
Master Bedroom/Bath: Combo Tub/Shower		
Dining Area: Dining Family		
Window Treatments: Blinds		
Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Lawn Care; Maintenance-Exterior; Manager; Pool Service; Security; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Range - Electric; Refrigerator; Washer		
Private Pool: Heated		
Parking: Assigned; Deeded; Garage - Attached		
Lot Description:		
Subdiv. Amenities: Basketball; Billiards; Business Center; Clubhouse; Community Room; Elevator; Exercise Room; Pool; Sauna; Spa-Hot Tub; Street Lights; Trash Chute		
Exterior Features: Open Balcony		
Interior Features: Split Bedroom; Walk-in Closet		

Directions:
Public Remarks: Live your luxury lifestyle downtown at an affordable price! This beautiful 2 bedroom, 2 bathroom condo has a convenient split floor plan, gourmet kitchen with stainless appliances and granite countertops, in-unit washer and dryer, walk-in closets and more! Building amenities include roof top pool with panoramic views, two story gym with indoor basketball/racquetball courts, outdoor hot tub, steam and sauna rooms & 24 hour valet.

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Residential Customer Report

Address: 511 SE 5th Avenue 1008, Fort Lauderdale, FL 33301

MLS#: AX-10326931

St: Active

List Price: \$298,000



Area: 3800
Geo Area: FTSE
County: Broward
Parcel ID: 504210BE0970
Subdivision: NU River Landing
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 239.17
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: 2 BED 2 BATH CONDO UNIT 1008 IN NU RIVER LANDING

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,246	SqFt - Total:	Guest Hse:	Yr Blt: 2005	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 2005	Front Exp: SE		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 25	Land Lease: 0	HOA/POA/COA (Monthly): 767	Tax Year: 2016
Total Units in Bldg: 409	Recreation Lease: 0		Taxes: 5,500
Ttl Units in Complex:	Min Days to Lease: 90	Brand Name:	Special Assmnt:
Unit Floor #: 10	Application Fee: 150	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal	Restrict: Lease OK w/Restrict; Pet Restrictions; Other
Construction: Block; Concrete	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services:
Flooring: Ceramic Tile	Security: Lobby	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area:	Cooling: Central	Terms Considered: Cash; Conventional
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities:	
Special Info:		
Rooms:		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl: Maintenance-Exterior		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator		
Private Pool:		
Parking: Assigned		
Lot Description:		
Subdiv. Amenities: Elevator; Exercise Room; Sauna		
Exterior Features: Open Balcony		
Interior Features:		

Directions: east of US1
Public Remarks: Beautiful, large 2 bedrooms 2 b baths apartment in a riverfront modern super luxury building. Open kitchen with stainless steel appliances and granite counter top. Amenities include 24-hour security, valet parking, concierge service, indoor racquet and basketball courts, state of the art fitness center, yoga studio, sauna, meditation garden, rooftop pool, party room. Walk to shops, restaurants and famous Las Olas Blvd.

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Residential Customer Report

Address: 511 SE 5th Avenue 907, Fort Lauderdale, FL 33301

MLS#: AX-10252856

St: Active

List Price: \$299,000



Area: 3800
Geo Area: FTSE
County: Broward
Parcel ID: 504210BE0730
Subdivision: NURIVER LANDING
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 242.5
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: NURIVER LANDING CONDO UNIT 907

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,233
BD: 2
Baths - Total: 2

SqFt - Total: 1,233
FB: 2
Year Built: 2005

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 2005
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 25
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #: 9

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 360
Application Fee: 150

Membership Fee Amount:
HOA/POA/COA (Monthly): 776

Serial #:
Tax Year: 2016
Taxes: 5,814
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design:	Waterfront Details: River
Construction: CBS	View:
Unit Desc: Lobby	Private Pool: Heated
Flooring: Carpet; Ceramic Tile	Security: Doorman; Entry Card; Security Patrol
Furnished: Unfurnished	Membership:
Dining Area:	Cooling: Central
Guest House:	Heating: Central
Roof:	Utilities: Cable
Special Info:	
Rooms:	
Master Bedroom/Moth:	
Dining Area:	
Window Treatments:	
Maintenance Fee Incl: Cable; Common Areas; Hot Water; Insurance-Other; Lawn Care; Manager; Pool Service; Sewer; Trash Removal	
Equip/App'l Included: Dishwasher; Disposal; Dryer; Microwave; Refrigerator; Smoke Detector; Washer	
Private Pool: Heated	
Parking: Assigned; Garage - Attached	
Lot Description:	
Subdiv. Amenities: Basketball; Bike Storage; Billiards; Business Center; Clubhouse; Elevator; Exercise Room; Library; Pool	

Restrict: Lease OK; Lease OK w/Restrict; Pet Restrictions
HOPA: Yes-Unverified
Boat Services:
Guest House:
Taxes:
Terms Considered: Conventional
Mobile Features:

Directions: I-95 TO BROWARD BLVD EXIT, EAST ON BROWARD BLVD, RIGHT ONTO SE 3RD AVENUE, LEFT ONTO SE 6TH AVE, FIRST LEFT INTO BUILDING NURIVER.
Public Remarks: BEAUTIFUL UNIT WELL MAINTAINED. 2 BED/2BATH SPLIT FLOOR. FIVE STAR AMENITIES JACUZZI, ROOFTOP POOL& CLUB ROOM,2 STORY GYM W/BASKETBALL & RACQUETBALL COURTS, BUSINESS CENTER & SPA, 24 HR VALET/SECURITY. THE UNIT IS RENTED FOR \$2,250 UNTIL 10/22/17

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Residential Customer Report

Address: 3200 Port Royale Drive 305, Fort Lauderdale, FL 33308

MLS#: FX-10082874

St: Active

List Price: \$299,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494307BM0190
Subdivision: Tower At Port Royale
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 231.78
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: THE TOWER AT PORT ROYALE UNIT 305

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,290
BD: 2
Baths - Total: 2

SqFt - Total: 1,290
FB: 2
Year Built: 1981

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1981
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 20
Total Units in Bldg: 230
Total Units in Complex: 230
Unit Floor #: 3

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 90
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 529.67

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 4,217
Special Assmnt:

Design:

Construction: CBS
Unit Desc: Lobby
Flooring: Carpet; Tile
Furnished: Unfurnished
Dining Area: Dining-Living
Guest House:

Roof:

Special Info: Sold As-Is

Rooms:

Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Ground

Dining Area: Dining-Living

Window Treatments: Casement

Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Lawn Care; Maintenance-Exterior; Manager; Pest Control; Pool Service; Roof Maintenance; Security; Sewer; Trash Removal; Water

Equip/Appl Included: Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator

Private Pool: Heated

Parking: Assigned; Covered; Garage - Attached; No Motorcycle

Lot Description:

Subdiv. Amenities: Boating; Community Room; Exercise Room; Library; Picnic Area; Pool; Street Lights; Tennis; Trash Chute

Exterior Features: Open Balcony

Interior Features: Entry Lvl Lvng Area; Split Bedroom

Waterfront Details: Bay; Interior Canal; Intracoastal

View: Garden; Pool

Private Pool: Heated

Security: Doorman; Private Guard

Membership:

Cooling: Ceiling Fan; Central; Electric

Heating: Central; Electric

Utilities:

Restrict: Lease OK w/Restrict; No Truck/RV

HOPA: No Hopa

Boat Services: Common Dock

Guest House:

Taxes: No Homestead

Terms Considered:

Mobile Features:

Directions: N Federal Hwy pass Commercial Blvd, turn Right on 65th Street (Port Royale Blvd) Go to guard gate. Follow road around curve to highrise.

Public Remarks: Newly renovated condo. New kitchen with white cabinets, granite counters & stainless appliances. Updated baths. New carpet. New paint. Split bedroom design. Spacious balcony overlooking the pool. Feels like a brand new unit.

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Residential Customer Report

Address: 3121 NE 51st Street 102, Fort Lauderdale, FL 33308

MLS#: FX-10086837

St: Active

List Price: \$299,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494318BC0020
Subdivision: HERITAGE LANDINGS CONDO
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 230
Waterfront: Yes
Waterfrontage:
Legal Desc: HERITAGE LANDINGS CONDO UNIT 102-E

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,300	SqFt - Total: 1,300	Guest Hse:	Yr Blt: 1976	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1976	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 4	Land Lease: 0	HOA/POA/COA (Monthly): 345	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 4,417
Ttl Units in Complex:	Min Days to Lease: 365	Brand Name:	Special Assmnt:
Unit Floor #: 1	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width 1	Restrict: Lease OK; No Lease 1st Year; No Truck/RV
Construction: CBS	- 80	HOPA: No Hopa
Unit Desc: Exterior Catwalk	View: Canal; Garden	Boat Services: Common Dock; Dock Available
Flooring: Carpet; Ceramic Tile	Private Pool: Heated	Guest House:
Furnished:	Security: None	Taxes:
Dining Area: Breakfast Area; Dining Family	Membership:	Terms Considered: Conventional
Guest House:	Cooling: Ceiling Fan; Electric	Mobile Features:
Roof:	Heating: Heat Pump-Reverse	
Special Info:	Utilities: Cable	

Rooms: Florida
Master Bedroom/Bath: Combo Tub/Shower
Dining Area: Breakfast Area; Dining Family
Window Treatments: Blinds; Impact Glass
Maintenance Fee Incl: Common Areas; Elevator; Insurance-Other; Laundry Facilities; Lawn Care; Legal/Accounting; Maintenance-Exterior; Manager; Parking; Pool Service; Sewer; Trash Removal; Water
Equip/Appl Included: Microwave; Range - Electric; Refrigerator; Smoke Detector; Water Heater - Elec
Private Pool: Heated
Parking: Assigned; Guest; No Motorcycle
Lot Description:
Subdiv. Amenities: Bike Storage; Common Laundry; Elevator; Extra Storage; Picnic Area; Pool; Street Lights
Exterior Features:
Interior Features: Built-in Shelves; Elevator; Split Bedroom; Walk-in Closet

Directions: I-95 COMMERCIAL EAST EXIT DRIVE PAST FED HIGHWAY US-1 EAST LEFT ON BAY VIEW AVE.NEXT RIGHT ON 51ST ON THE LEFT SIDE MIDDLE OF BLOCK
Public Remarks: 2/2 UNIT LOCATED ON DEEP WATER WITH VIEWS OF WATER & MILLION DOLLAR HOMES. LIVING/DINING ROOM IS 16' WIDE. BUILDING HAS LOWEST MONTHLY FEE ON WATER WITH NO FIXED BRIDGES. UNIT NEEDS SOME COSMETIC UPGRADES BUT MINOR. LOCATED 15 MIN WALK TO LAUDERDALE BY THE SEA. NEAR ALL STORES, RESTAURANTS, 20 MIN DRIVE TO AIRPORT. JUST BRING YOUR CLOTHES & UPGRADE AT YOUR DESIRE. PETS WELCOME WITH DOG RUN, DOCK SPACE CAN BE RENTED. SIT UNDER THE TIKI HUT OR SWIM IN 1 OF 3 POOLS OVERLOOKING THE WATER. LIVE THE LIFESTYLE!

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Residential Customer Report

Address: 1435 SE 15th Street 302, Fort Lauderdale, FL 33316

MLS#: FX-10093425

St: Active

List Price: \$299,000



Area: 3600
Geo Area: FTSE
County: Broward
Parcel ID: 504214AC0100
Subdivision: RIVER BEND
Development Name: RIVER BEND
Model Name: RIVER BEND
Lot Dimensions:
List Price Sqft: 278.14
Waterfront: Yes
Waterfrontage:
Legal Desc: RIVERBEND CONDO UNIT 302
Short Sale: No

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:
Ele School: Harbordale

Short Sale Add:

REO: No

SqFt - Living: 1,075
BD: 2
Baths - Total: 2

SqFt - Total: 1,107
FB: 2
Year Built: 1969

Guest Hse:
Baths - Half:
Front Exp: S

Yr Blt: 1969
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 4
Total Units in Bldg: 16
Ttl Units in Complex: 16
Unit Floor #: 3

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 365
Application Fee: 100

Membership Fee Amount: 0
HOA/POA/COA (Monthly): 400

Serial #:
Tax Year: 2016
Taxes: 3,345
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design:
Construction: CBS
Unit Desc:
Flooring: Ceramic Tile
Furnished:
Dining Area: Dining-Living
Guest House:
Roof:
Special Info:
Rooms: Storage
Master Bedroom/Bath: Combo Tub/Shower
Dining Area: Dining-Living
Window Treatments:
Maintenance Fee Incl: Cable; Storage; Common Area
Equip/Apppl Included: Dishwasher; Dryer; M

Waterfront Details: No Fixed Bridges; Ocean Access
View: Canal
Private Pool:
Security:
Membership:
Cooling: Central; Electric
Heating: Central; Electric
Utilities: Cable

Restrict: Lease OK; No Lease 1st Year
HOPA: No Hopa
Boat Services: Dock Available
Guest House:
Taxes:
Terms Considered: Conventional
Mobile Features:

Directions: This is a great 2 bedroom 2 bath condo with washer and dryer in unit and about 1,100 sqft of space. Unit has been updated. Amazing waterfront views from you balcony. Dock your boat for a reduced rate of \$5 a foot. Sailboats welcome. Quick ocean access. Walking distance to everything on 17 Street Causeway. Restaurants, Bars, grocery store, Harbordale Elementary. Close to Airport and Beach. This is a great place to live. You should come and see this unit right away. It is ready to buy and priced to sell.

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Residential Customer Report

Address: 3201 NE 29th Street 304, Fort Lauderdale, FL 33308

MLS#: FX-10094564

St: Active

List Price: \$299,000



Area: 3160
Geo Area: FBEA
County: Broward
Parcel ID: 494330NV0190
Subdivision: hawthorn house
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 260
Waterfront: Yes
Waterfrontage:

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: HAWTHORNE HOUSE CO-OP UNIT 304 BLDG 1

Short Sale: No

Short Sale Add:

REO: No

[illegible]

SqFt - Living: 1,150

BD: 2
B-4b-

Baths - Total: 2

SqFt - Total:

FB: 2

Year Built: 1964

Guest Hse:

Baths - Half:
Expenditure:

Front Exp:

Yr BIt: 1964

Yr Blt Des: Unknown

Pool Size:

Pets Allowed: No

Bldg #:
Total Floors/Stories: 3
Total Units in Bldg:
Ttl Units in Complex: 23
Unit Floor #: 3

Governing Bodies: Co-Op
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 60
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 671
Special Assmnt:

Design:
Construction: CBS
Unit Desc: Exterior Catwalk; Lobby
Flooring: Carpet; Tile
Furnished:
Dining Area: Breakfast Area; Dining-Living
Guest House:
Roof:
Special Info:
Rooms:
Master Bedroom/Bath: 2 Master Baths
Bath Area: Breakfast Area; Dining-Living
Window Treatments:
Maintenance Fee Incl: Common Areas; Elevator
Equip/Apppl Included: Dishwasher; Range
Private Pool:
Parking: Assigned
Lot Description:
Subdiv. Amenities: Common Laundry; Common
Exterior Features:
Interior Features: Closet Cabinets; Foyer; Kitchen

Waterfront Details: Interior Canal
View: Canal; Intracoastal
Private Pool:
Security:
Membership:
Cooling: Electric
Heating: Electric
Utilities: Cable

Restrict: Lease OK
HOPA: No Hopa
Boat Services:
Guest House:
Taxes:
Terms Considered: Conventional
Mobile Features:

Directions: Oakland Park East, to AIA, South I block, make a right, a left and right on 29th Street, Hawthorne House is the right. (South of Shooters)

Public Remarks: 2 Bedroom, 2 Bath, split bedroom plan, Patio overlooks canal & view of the intercoastal. Walking distance to Fort Lauderdale Beach. shop, & restaurants

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Residential Customer Report

Address: 5100 Bayview Drive 303, Fort Lauderdale, FL 33308

MLS#: FX-10068319

St: Active

List Price: \$299,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494213AG0140
Subdivision: ROYAL LAUDERDALE LANDINGS
Development Name: ROYAL LAUDERDALE LAN
Model Name:
Lot Dimensions:
List Price Sqft: 220.66
Waterfront: Yes
Waterfrontage:
Legal Desc: ROYAL LAUDERDALE LANDINGS CONDO UNIT 303
Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,355	SqFt - Total: 1,355	Guest Hse:	Yr Blt: 1969	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Unknown	Pets Allowed: No
Baths - Total: 2	Year Built: 1969	Front Exp: S		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 5	Land Lease: 0	HOA/POA/COA (Monthly): 396	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 4,589
Ttl Units in Complex:	Min Days to Lease: 365	Brand Name:	Special Assmnt:
Unit Floor #: 3	Application Fee: 165	Mobile Home Size:	
		Decal #:	

Design: Construction: CBS Unit Desc: Flooring: Carpet Furnished: Unfurnished Dining Area: Dining-Living; Eat-In Kitchen Guest House: Roof: Special Info: Rooms: Florida Master Bedroom/Bath: Dining Area: Dining-Living; Eat-In Kitchen Window Treatments: Impact Glass Maintenance Fee Incl: Common Areas; Maintenance-Exterior; Parking; Pool Service; Recrtnal Facility Equip/Appl Included: Dishwasher; Range - Electric; Refrigerator Private Pool: Parking: Assigned; Guest Lot Description: Subdiv. Amenities: Clubhouse; Common Laundry; Community Room; Pool Exterior Features: Interior Features: Closet Cabinets	Waterfront Details: Interior Canal; Navigable; No Fixed Bridges; Ocean Access View: Canal; Intracoastal Private Pool: Security: Entry Phone Membership: Cooling: Electric Heating: Central Utilities:	Restrict: Other HOPA: No Hopa Boat Services: Dock Available Guest House: Taxes: No Homestead Terms Considered: Conventional Mobile Features:
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Directions: Commercial to Bayview. Head North on Bayview and the building will be the first one on your right on the water.

Public Remarks: Finally, an affordable condo w/o fixed bridges & w/direct Intracoastal access. Possible dock availability! When you're not out on the water you can enjoy your updated and meticulous clean condominium or canal front pool w/LONG water views. The rooftop terrace was just remodeled for your pleasure as well. The kitchen & baths were updated 2 yrs ago w/modern touches that you get to enjoy. When a storm is brewing you can relax knowing that all of your windows are high impact! These condos do not come up often

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Residential Customer Report

Address: 3101 NE 47th Court 304, Fort Lauderdale, FL 33308

MLS#: FX-10089476

St: Active

List Price: \$299,500



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494318AH0200
Subdivision: Wilshire East
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 193.23
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1
Ele School: Bennett
Middle School: Sunrise
High School: Fort Lauderdale

Legal Desc: THE WILSHIRE EAST CONDO UNIT 304

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,550
BD: 2
Baths - Total: 2

SqFt - Total: 1,550
FB: 2
Year Built: 1970

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1970
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 6
Total Units in Bldg: 46
Ttl Units in Complex:
Unit Floor #: 3

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 180
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 411.33

Serial #:
Tax Year: 2016
Taxes: 1,616
Special Assmnt:

Design:
Construction: CBS
Unit Desc: Exterior Catwalk; Lobby
Flooring: Carpet; Tile
Furnished:
Dining Area:
Guest House:
Roof:
Special Info: Sold As-Is
Rooms:

Waterfront Details: No Fixed Bridges; Canal Width 1 - 80
View: Canal; Intracoastal
Private Pool: Heated
Security: Entry Phone
Membership:
Cooling: Ceiling Fan; Central
Heating: Central
Utilities: Cable

Restrict: Maximum # Vehicles; No Lease 1st Year; No Truck/RV
HOPA: No Hopa
Boat Services: Common Dock
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Master Bedroom/Bath: Combo Tub/Shower
Dining Area:

Window Treatments: Drapes; Plantation Shutters
Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Lawn Care; Maintenance-Exterior; Pest Control; Pool Service; Reserve Funds; Roof Maintenance; Sewer; Trash Removal; Water

Equip/Appl Included: Auto Garage
Private Pool: Heated

Parking: Assigned; Covered; Guest
Lot Description:
Subdiv. Amenities: Boating; Community Room; Elevator; Picnic Area; Street Lights; Trash Chute

Exterior Features: Deck
Interior Features: Split Bedroom; Walk-in Closet

Directions: Commercial Boulevard to Bayview Drive, South on Bayview to NE 47th Court, make a left and head East, building will be on your left. Park in spots in the front of the building.

Public Remarks: Great waterfront location with a beautiful view of the Intracoastal from your 28 ft. enclosed balcony! This 2 bedroom/2 full bathroom condo is located in the Coral Ridge area, just a short walk or bike ride to the quaint town of Lauderdale By The Sea where you can enjoy the beach, pier, shopping, restaurants, nightlife and so much more! **Full Size Washer & Dryer in Unit**Heated pool**Covered Parking** Ample Guest Parking** 2 Walk In Closets**

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Residential Customer Report

Address: 2841 N Ocean Boulevard 705, Fort Lauderdale, FL 33308

MLS#: FX-10093730

St: Active

List Price: \$299,900



Area: 3160
Geo Area: FB EA
County: Broward
Parcel ID: 494330BA0450
Subdivision: Vantage View
Development Name: Vantage View
Model Name:
Lot Dimensions:
List Price Sqft: 272.64
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: VANTAGE VIEW UNIT 705 F/K/A RAMSGATE

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,100
BD: 2
Baths - Total: 2

SqFt - Total: 1,100
FB: 2
Year Built: 1976

Guest Hse:
Baths - Half:
Front Exp: W

Yr Blt: 1976
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 20
Total Units in Bldg: 174
Ttl Units in Complex: 174
Unit Floor #: 7

Governing Bodies: Homeowner Assoc
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 180
Application Fee: 150

Membership Fee Amount:
HOA/POA/COA (Monthly): 638

Serial #:
Tax Year: 2016
Taxes: 1,756
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design:
Construction: Block; CBS; Concrete
Unit Desc: Interior Hallway
Flooring: Ceramic Tile; Wood Floor
Furnished: Furnished
Dining Area: Dining Family; Formal
Guest House:

Roof:
Special Info: Sold As-Is
Rooms: Family; Storage
Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Ground
Dining Area: Dining Family; Formal
Window Treatments: Blinds

Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Maintenance-Exterior; Sewer; Trash Removal
Equip/App'l Included: Dishwasher; Disposal; Dryer; Fire Alarm; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer

Private Pool: _____

Parking: Assigned; Deeded; Garage - Attached; Guest
Lot Description:
Subdiv. Amenities: Community Room; Elevator; Exercise Room; Extra Storage; Pool; Street Lights

Exterior Features: Open Balcony
Interior Features: Entry Lvl Lving Area

Waterfront Details:
View: Canal; Intracoastal
Private Pool:
Security: Gate - Manned; Lobby
Membership:
Cooling: Ceiling Fan; Central; Electric
Heating: Central; Electric
Utilities: Cable

Restrict: Daily Rentals; No Lease 1st Year; No Truck/RV; < 20 lb Pet
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Directions: EAST ON OAKLAND PARK BLVD TO OCEAN DR MAKE RIGHT AND HEAD SOUTH TO FIRST LIGHT, MAKE RIGHT AND THEN 1ST LEFT, JUST PAST EMPTY GUARD SHACK, MAKE IMMEDIATE LEFT UP RAMP TO GUEST PARKING
Public Remarks: DIRECT INTRACOASTAL VIEWS FROM EVERY ROOM, THIS 2 BEDROOM 2 BATH IS LOCATED ACROSS THE STREET FROM THE BEACH, BUT DOESN'T HAVE THE NOISE PROBLEM OF OCEAN BLVD. SIT ON YOUR NEWLY RENOVATED BALCONY AND WATCH A PARADE OF BOATS NAVIGATE THE INTRA COASTAL WATERWAY. GRANITE COUNTER TOP KITCHEN WITH WOOD AND LAMINATE FLOORS THROUGH OUT. NEWLY FINISHED POOL, WORKOUT GYM AND COMMUNITY ROOMS TO RELAX IN AND ENJOY. FANTASTIC VALUE Pictures to follow.

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Residential Customer Report

Address: 6381 Bay Club Drive 3, Fort Lauderdale, FL 33308

MLS#: FX-10093596

St: Active

List Price: \$299,900



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494212AK3490
Subdivision: Bay Colony Club
Development Name: Bay Colony Club
Model Name:
Lot Dimensions:
List Price Sqft: 260.78
Waterfront: Yes
Waterfrontage:
Legal Desc: BAY COLONY CLUB CONDO UNIT 6381-3 BLDG 11

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,150	SqFt - Total: 1,200	Guest Hse:	Yr Blt: 1972	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1972	Front Exp: E		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 2	Land Lease: 0	HOA/POA/COA (Monthly): 338.33	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 2,160
Ttl Units in Complex:	Min Days to Lease: 90	Brand Name:	Special Assmnt:
Unit Floor #: 2	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal; Intracoastal	Restrict: Lease OK w/Restrict; No Truck/RV
Construction: CBS	View: Garden	HOPA: No Hopa
Unit Desc:	Private Pool: Heated	Boat Services: Dock Available
Flooring: Tile; Wood Floor	Security: Gate - Manned	Guest House:
Furnished: Unfurnished	Membership:	Taxes: No Homestead
Dining Area: Dining-Living	Cooling: Central; Electric	Terms Considered: Conventional; Exchange
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities:	
Special Info:		
Rooms:		
Master Bedroom/Bath: Mstr Bdrm - Upstairs; Separate Shower; Separate Tub		
Dining Area: Dining-Living		
Window Treatments: Impact Glass		
Maintenance Fee Incl: Cable; Common Areas; Maintenance-Exterior; Manager; Parking; Pool Service; Recrtnal Facility; Security; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer		
Private Pool: Heated		
Parking: Assigned; No Motorcycle		
Lot Description:		
Subdiv. Amenities: Bike - Jog; Boating; Exercise Room; Picnic Area; Pool; Tennis		
Exterior Features: Tennis Court		
Interior Features:		
Directions: East on Commercial Blvd to Bayview, North on Bayview 1.2 miles, complex on Right		
Public Remarks: Completely remodeled to perfection in prestigious Bay Colony Club. This gorgeous unit features high impact windows & sliding glass doors, stylish kitchen, beautifully remodeled baths. Lovely maple wood floor. Washer & dryer in unit. Instant hot water system.		

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Residential Customer Report

Address: 520 SE 5th Avenue 2603, Fort Lauderdale, FL 33301

MLS#: AX-10337097

St: Active List Price: \$299,900



Area: 3800
Geo Area: FTSE
County: Broward
Parcel ID: 504210BA1590
Subdivision: LAS OLAS BY THE RIVER
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 207.26
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 2

Legal Desc: LAS OLAS BY THE RIVER CONDO UNIT 2603 BLDG 2

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,447	SqFt - Total: 1,447	Guest Hse:	Yr Blt: 2001	Pool Size:
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 2001	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 7	Land Lease: 0	HOA/POA/COA (Monthly): 683	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 5,783
Ttl Units in Complex:	Min Days to Lease: 180	Brand Name:	Special Assmnt:
Unit Floor #: 6	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: River	Restrict: Pet Restrictions; Other
Construction: CBS	View: Pool	HOPA: No Hopa
Unit Desc: Corner	Private Pool: Heated	Boat Services:
Flooring: Carpet	Security: Doorman; Lobby	Guest House:
Furnished:	Membership:	Taxes:
Dining Area: Dining-Living	Cooling: Central; Electric	Terms Considered: Cash; Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities:	
Special Info:		
Rooms: Den/Office; Great		
Master Bedroom/Bath: Combo Tub/Shower		
Dining Area: Dining-Living		
Window Treatments: Picture; Single Hung Metal; Verticals		
Maintenance Fee Incl: Common Areas; Elevator; Insurance-Other; Legal/Accounting; Maintenance-Exterior; Manager; Pool Service; Recrtnal Facility; Reserve Funds		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer		
Private Pool: Heated		
Parking: 2+ Spaces; Covered; Guest		
Lot Description:		
Subdiv. Amenities: Basketball; Exercise Room; Pool; Sauna		
Exterior Features: Open Balcony; Open Porch		
Interior Features: Elevator; Walk-in Closet		

Directions: SOUTH OF BROWARD AND EAST OF 3RD AVENUE
Public Remarks: BRIGHT CORNER UNIT WITH PARTIAL RIVER & CITY VIEWS FROM THE UNIT & BALCONY, 3 FULL BEDROOMS + DEN, TWO FULL BATHS. TWO ASSIGNED GARAGE PARKING SPACES CLOSE TO THE ELEVATOR. AMENITIES INCLUDE HEATED POOL, OVER-SIZED JACUZZI, OUTDOOR BAR W/BBQ, FITNESS CENTER, AEROBICS ROOM, MASSAGE ROOM, SOCIAL PARTY ROOM, BILLIARDS ROOM, BUSINESS CENTER, CONCIERGE, & ON SITE MANAGEMENT. ALL LOCATED IN THE HEART OF DOWNTOWN FT LAUDERDALE. PET FRIENDLY BUILDING.

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Residential Customer Report

Address: 1917 SW 28th Way, Fort Lauderdale, FL 33312

MLS#: FX-10094319

St: Active

List Price: \$299,900



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504217061030
Subdivision: Chula Vista
Development Name: chula Vista
Model Name:
Lot Dimensions:
List Price Sqft: 208.12
Waterfront: Yes
Waterfrontage: 50
Legal Desc: CHULA VISTA FIRS

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,441
BD: 3
Baths - Total: 2

SqFt - Total: 1,441
FB: 2
Year Built: 1954

Guest Hse:
Baths - Half:
Front Exp: E

Yr Blt: 1954
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories:
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies:
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

Membership Fee Amount:
HOA/POA/COA (Monthly):

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 4,527
Special Assmnt:

Design: < 4 Floors	Waterfront Detail:
Construction: CBS	View:
Unit Desc:	Private Pool:
Flooring: Carpet; Ceramic Tile	Security:
Furnished:	Membership:
Dining Area: Dining-Living	Cooling: Ceiling
Guest House:	Heating: Central
Roof: Built-Up	Utilities: Cable; R
Special Info: Survey	
Rooms: Laundry-Util/Closet	
Master Bedroom/Bath: Mstr Bdrm - Ground; Mstr Bdrm - Sitting; Separate Shower; Separate Tub	
Dining Area: Dining-Living	
Window Treatments: Blinds	
Maintenance Fee Incl:	
Equip/Apppl Included: Dishwasher; Dryer; Range - Electric; Refrigerator; Washer; Water Heater - Elec	
Private Pool:	
Parking: Driveway	
Lot Description: < 1/4 Acre	
Subdiv. Amenities:	
Exterior Features: Awnings; Deck; Fence	
Interior Features: Split Bedroom	

Waterfront Details: Fixed Bridges; Ocean Access
View:
Private Pool:
Security:
Membership:
Cooling: Ceiling Fan; Central
Heating: Central
Utilities: Cable; Public Sewer; Public Water

Restrict: None
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: No Homestead
Terms Considered: Conventional; FHA
Mobile Features:


Directions: Drive Blvd to Riverland Road. South to SW 14 St. West to SW SW 28 Way. South to property.

PUBLIC REMARKS: Waterfront ready to move in 3/2 with additional room perfect for expanded master bedroom or office. Light & bright home with spacious rooms, including an oversized kitchen with maple cabinets, granite tops & double-door refrigerator. Freshly painted inside and out. New berber carpeting in bedrooms. Updated and roomy master bathroom. Inside utility room with full sized washer and dryer. Current folio includes two lots--will be subdivided. Price for house and adjoining lot (and carport structure is \$369,000).

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Residential Customer Report

Address: 1000 River Reach Drive 504, Fort Lauderdale, FL 33315



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209AA0920
Subdivision: River Reach
Development Name: River Reach
Model Name:
Lot Dimensions:
List Price Sqft: 200
Waterfront: Yes
Waterfrontage:
Legal Desc: RIVER REACH NO 2 CONDO UNIT 504
Short Sale: No

MLS#: FX-10070621

St: Active
Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

REO: No

SqFt - Living: 1,500
BD: 3
Baths - Total: 2

SqFt - Total: 1,500
FB: 2
Year Built: 1971

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1971
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 5
Total Units in Bldg:
Ttl Units in Complex: 575
Unit Floor #: 5

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 180
Application Fee: 150

Membership Fee Amount:
HOA/POA/COA (Monthly): 700
Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 2,189
Special Assmnt:

Design:
Construction: CBS
Unit Desc: Corner; Interior Hallway
Flooring: Carpet; Ceramic Tile; Wood Floor
Furnished: Unfurnished
Dining Area: Dining-Living
Guest House:
Roof:
Special Info: Sold As-Is
Rooms:
Master Bedroom/Bath:
Dining Area: Dining-Living
Window Treatments:
Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Laundry Facilities; Lawn Care; Maintenance-Exterior; Manager; Pool Service; Reserve Funds; Sewer; Trash Removal; Water
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec
Private Pool: Heated
Parking: Assigned; Guest
Lot Description:
Subdiv. Amenities: Boating; Common Laundry; Community Room; Elevator; Exercise Room; Picnic Area; Pool; Street Lights; Tennis; Trash Chute
Exterior Features: Open Balcony; Shutters
Interior Features: Pantry; Stack Bedrooms; Walk-in Closet

Waterfront Details: No Fixed Bridges; Ocean Access; River; Canal Width 1 - 80
View: Canal; Garden
Private Pool: Heated
Security: Gate - Manned; Security Patrol
Membership:
Cooling: Ceiling Fan; Central; Electric
Heating: Central; Electric
Utilities: Cable

Restrict: Lease OK; No Truck/RV; < 20 lb Pet
HOPA: No Hopa
Boat Services: Dock Available
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Directions: Davie Blvd to SW 9th Ave North to River Reach Guard on West side of 9th Ave. Guard will allow Realtor access with ID.
Public Remarks: WOW! 3 Full Bedrooms. One bedroom currently used as a den/office. This Condo on a private island in the heart of Fort Lauderdale! Boat dockage to 50' as available. Updated Kitchen & Master Bath. Washer & Dryer in the unit. River Reach has 3 pools, 2 tennis courts, BBQs, exercise room & community room.Great location: Convenient to Downtown, I-95, I-595, the Airport and the Beach. Don't wait - Won't Last.

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Residential Customer Report

Address: 3121 NE 51st Street 103E, Fort Lauderdale, FL 33308

MLS#: AX-10367811

St: Active

List Price: \$305,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494318BC0030
Subdivision: HERITAGE LANDINGS
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 293.27
Waterfront: Yes
Waterfrontage:

Legal Desc: HERITAGE LANDINGS CONDO UNIT 103-E

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,040	SqFt - Total: 1,040	Guest Hse:	Yr Blt: 1976	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1976	Front Exp: S		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 4	Land Lease: 0	HOA/POA/COA (Monthly): 347	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 2,754
Ttl Units in Complex:	Min Days to Lease: 365	Brand Name:	Special Assmnt:
Unit Floor #: 1	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design: Courtyard; Stilt	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width	Restrict: Pet Restrictions
Construction: CBS	81 - 120	HOPA: No Hopa
Unit Desc: Corner	View: Canal	Boat Services: Common Dock; Dock Available
Flooring: Ceramic Tile; Wood Floor	Private Pool:	Guest House:
Furnished: Unfurnished	Security:	Taxes: Homestead
Dining Area: Dining Family; Snack Bar	Membership:	Terms Considered: Cash; Conventional
Guest House:	Cooling: Central	Mobile Features:
Roof:	Heating: Electric	
Special Info:	Utilities:	

Rooms: Glass Porch; Great
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Sitting
Dining Area: Dining Family; Snack Bar
Window Treatments: Bay Window; Impact Glass
Maintenance Fee Incl: Elevator; Insurance-Other; Laundry Facilities; Lawn Care; Parking; Pool Service; Roof Maintenance; Sewer; Trash Removal; Other
Equip/Appl Included: Dishwasher; Disposal; Fire Alarm; Microwave; Range - Electric; Refrigerator
Private Pool:
Parking: Assigned; Guest
Lot Description:
Subdiv. Amenities: Boating; Common Laundry; Elevator; Picnic Area
Exterior Features:
Interior Features: Pantry; Split Bedroom; Walk-in Closet

Directions:
Public Remarks: HOW ABOUT \$1 MILLION DOLLAR VIEWS WHILE YOU RELAX IN BED OR AS YOU DINE. IT FEELS LIKE YOUR FLOATING ON WATER. CHECK OUT THESE ENDLESS WATER VIEWS RIGHT OUTSIDE YOUR WINDOW. PET FRIENDLY. DOCKAGE AVAILABLE. HERITAGE LANDINGS IS A FANTASTIC COMMUNITY & ONE OF THE FEW DOG FRIENDLY BUILDINGS LOCATED ON A DEEP WATER CANAL WITH DIRECT INTRACOASTAL/ NO FIX BRIDGE ACCESS. THE UNITS LIVING SPACE IS OVER 16 FT WIDE, TASTEFULLY UPDATED KITCHEN AND BATHS. HAS NEWER APPLIANCES AND IMPACT WINDOWS. SHORT WALK TO LAUDERDALE BY THE SEA. NEAR ALL STORES & RESTAURANTS AROUND THE CORNER. 20 MIN DRIVE TO AIRPORT. DOCK SPACE AVAILABLE. EXTRA DESIGNATED GUEST PARKING. PRIVATE TIKI HUNT, WATERSIDE GRILLING AND LONG WALKING AREAS FOR YOUR PETS DOCKSIDE WITH PLENTY OF LUSH LANDSCAPING.

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Residential Customer Report

Address: 2857 NE 32nd Street 26, Fort Lauderdale, FL 33306

MLS#: FX-10082880

St: Active

List Price: \$309,900



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494224CB0140
Subdivision: Oakland Hills Apts Condo
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 340.55
Waterfront: Yes
Waterfrontage:

Legal Desc: OAKLAND HILLS APTS CONDO APT 26

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 910

BD: 2

Baths - Total: 2

SqFt - Total: 910

FB: 2

Year Built: 1960

Guest Hse:

Baths - Half:

Front Exp: S

Yr Blt: 1960

Yr Blt Des: Resale

Pool Size:

Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 2
Total Units in Bldg: 16
Total Units in Complex: 16
Unit Floor #: 2

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 365
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 429

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 4,096
Special Assmnt:

Design:

Construction: CBS

Unit Desc: Exterior Catwalk

Flooring: Tile

Furnished: Unfurnished

Dining Area: Dining-Living; Snack Bar

Guest House:

Roof:

Special Info: Title Insurance

Rooms:

Master Bedroom/Bath: Separate Shower; Separate Tub

Dining Area: Dining-Living; Snack Bar

Window Treatments: Blinds; Impact Glass

Maintenance Fee Incl: Common Areas; Lawn Care; Maintenance-Exterior; Pool Service; Reserve Funds; Roof Maintenance; Security; Sewer; Trash Removal; Water

Equip/Appl Included: Dishwasher; Disposal; Dryer; Refrigerator; Washer

Private Pool: Heated

Parking: Assigned; Guest

Lot Description:

Subdiv. Amenities: Boating; Clubhouse; Picnic Area

Exterior Features: Deck; Open Balcony

Interior Features: Closet Cabinets; Entry Lvl Lvng Area; Split Bedroom; Walk-in Closet

Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access

View: Canal; Intracoastal

Private Pool: Heated

Security: Entry Phone; Fence

Membership:

Cooling: Central; Electric

Heating: Central; Electric

Utilities:

Restrict: No Lease 1st Year

HOPA: No Hopa

Boat Services:

Guest House:

Taxes:

Terms Considered: Conventional

Mobile Features:

Directions: From I-95, exit Oakland Park Blvd East. Make a left onto Bayview Drive. Make a right onto NE 32nd Street. Oakland Hills will be on your left.

Public Remarks: Boat Lover's Dream! Fabulous 2/2 condo with DEEDED DOCK on a wide canal that can park up to a 36ft boat. This immaculate condo is light and bright and features impact windows, updated kitchen and bathrooms. Florida living with water views from all rooms and beautiful outdoor space, pool and bbq area. Oakland Hills is a well maintained intimate community with only 16 units. Prime location with easy ocean access and no fixed bridges. Just 5 min to the beach and great waterfront dining. Small pets welcome!

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Residential Customer Report

Address: 1160 N Federal Highway 1222, Fort Lauderdale, FL 33304

MLS#: FX-10088956

St: Active

List Price: \$310,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494236AG2720
Subdivision: EAST POINT TOWERS
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 207.77
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: EAST POINT TOWERS CONDO UNIT 1222

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,492

BD: 2

Baths - Total: 2

SqFt - Total: 1,492

FB: 2

Year Built: 1973

Guest Hse:

Baths - Half:

Front Exp:

Yr Blt: 1973

Yr Blt Des: Resale

Pool Size:

Pets Allowed: No

Bldg #:	Governing Bodies: Condominium
Total Floors/Stories: 12	Land Lease: 0
Total Units in Bldg: 137	Recreation Lease: 0
Ttl Units in Complex:	Min Days to Lease: 0
Unit Floor #: 12	Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 637

Serial #:
Tax Year: 2016
Taxes: 3,267
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design:
Construction: Block; Concrete
Unit Desc: Interior Hallway
Flooring: Ceramic Tile
Furnished:
Dining Area:
Guest House:
Roof:
Special Info:
Rooms:
Master Bedroom/Bath:
Dining Area:
Window Treatments:
Maintenance Fee Incl: Elevator; Maintenance-Exterior; Security; Sewer; Water
Equip/App'l Included: Dishwasher; Disposal
Private Pool:
Parking: Assigned; Garage - Detached; No Motorcycle
Lot Description:
Subdiv. Amenities: Picnic Area
Exterior Features: Deck
Interior Features: Walk-in Closet

Waterfront Details: River
View: Ocean; River; Other
Private Pool:
Security: Gate - Manned
Membership:
Cooling: Central; Electric
Heating: Central; Electric
Utilities: Cable

Restrict: No Lease; No Truck/RV
HOPA: No Hopa
Boat Services: Dock Available
Guest House:
Taxes: Homestead
Terms Considered: Cash
Mobile Features:

Directions: US 1 JUST NORTH OF SUNRISE BLVD ON EAST SIDE.

Public Remarks: GREAT VIEWS OF THE CITY AND PARTIAL VIEW OF THE OCEAN. NEW FLOORING AND A/C IN THE LAST 2 YEARS. ASSIGNED COVERED PARKING SPACE NEXT TO BUILDING LOBBY DOOR. NO LEASES. E-Z TO SHOW, W/D HOOKUP.

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Residential Customer Report

Address: 3200 Port Royale Drive N 909, Fort Lauderdale, FL 33308

MLS#: RX-10367939

St: Active

List Price: \$314,800



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 4943 07 Bm 0950
Subdivision: The Tower at Port Royale
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 228.28
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: The Tower at Port Royale Unit 909

Short Sale: No

Short Sale Add: No

REO: No

Master Bedroom		15	X	16	Living Room		24	X	16	Kitchen		13	X	12
SqFt - Living: 1,379		SqFt - Total: 1,379			Guest Hse:		Yr Blt: 1981		Pool Size:					
BD: 2		FB: 2			Baths - Half: 0		Yr Blt Des: Resale		Pets Allowed: Restricted					
Baths - Total: 2		Year Built: 1981			Front Exp: N									

Bldg #:	Governing Bodies: Condo	Membership Fee Amount:	Serial #:
Total Floors/Stories: 20	Land Lease:	HOA/POA/COA (Monthly): 556	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 4,511.8
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt: No
Unit Floor #: 9	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Intracoastal
Construction: CBS	View: City; Intracoastal; Ocean
Unit Desc:	Private Pool:
Flooring: Carpet; Laminate; Marble	Security: Gate - Manned; Lobby
Furnished: Furnished; Turnkey	Membership:
Dining Area:	Cooling: Central
Guest House:	Heating: Central
Roof:	Utilities: Cable; Water Available
Special Info:	
Rooms: Family; Laundry-Inside; Storage	
Master Bedroom/Bath: None	
Dining Area:	
Window Treatments:	
Maintenance Fee Incl: Cable; Elevator; Maintenance-Exterior; Manager; Parking; Pool Service; Security; Sewer; Trash Removal; Water	
Equip/App'l Included: Dishwasher; Dryer; Ice Maker; Microwave	
Private Pool:	
Parking:	
Lot Description:	
Subdiv. Amenities: Boating; Community Room; Elevator; Exercise Room; Extra Storage; Game Room; Library; Lobby; Picnic Area; Tennis	
Exterior Features:	
Interior Features: W/D Hookup; Walk-in Closet	

Restrict: Lease OK; No Pets
HOPA: No Hopa
Boat Services: Common Dock
Guest House:
Taxes: No Homestead
Terms Considered: Cash; Conventional
Mobile Features:

Directions: FEDERAL HWY JUST NORTH OF 62 ST (CYPRESS CREEK ROAD) TO PORT ROYALE DR ON THE EAST SIDE OF THE ROAD. GO TO GUARDGATE AND HAVE THEM DIRECT YOU TO THE HIGHRISE

Public Remarks: 2 bed 2 bath 1,379 sq ft, on the 9th floor with panoramic views of the city, canal and partial ocean. Located on the Inter-coastal water way in Fort Lauderdale, FL. Boaters paradise!, Boat Dock available for new owner for \$135/month. Unit has had renovations and is available furnished. Located in the Tower at Port Royale offering fine amenities with 24 hour manned security. Remodeled kitchen with granite counter top, new cabinets, new stainless steel appliances, remodeled bathrooms, scraped ceilings, new interior paint, new carpet in bedrooms, master bedroom with a walk in closet, new lighting and ceiling fans. North facing unit. Amenities include a pool, 2 tennis courts, fitness center, game room, reading room, BBQ area. Unit has 1 assigned garage space and a small storage unit.

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Residential Customer Report

Address: 511 SE 5th Avenue 1012, Fort Lauderdale, FL 33301

MLS#: FX-10079919

St: Active List Price: \$315,000



Area: 3800
Geo Area: FTSE
County: Broward
Parcel ID: 504210BE1010
Subdivision: Nu River Landing Condo
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 252.81
Waterfront: Yes
Waterfrontage:
Legal Desc: NURIVER LANDING CONDO UNIT 1012
Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,246	SqFt - Total: 1,246	Guest Hse:	Yr Blt: 2005	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 2005	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 25	Land Lease: 0	HOA/POA/COA (Monthly): 776	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 4,448
Ttl Units in Complex:	Min Days to Lease: 180	Brand Name:	Special Assmnt:
Unit Floor #: 10	Application Fee: 150	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: River	Restrict: Lease OK; None
Construction: CBS	View: Ocean; Other	HOPA: No Hopa
Unit Desc:	Private Pool: Heated	Boat Services:
Flooring: Carpet; Ceramic Tile	Security: Doorman; Entry Card; Lobby	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area:	Cooling: Central	Terms Considered: Conventional; FHA
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms:		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl: Cable; Common Areas; Elevator; Maintenance-Exterior; Manager; Parking; Pool Service; Reserve Funds; Roof Maintenance; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer		
Private Pool: Heated		
Parking: Assigned		
Lot Description:		
Subdiv. Amenities: Basketball; Bike Storage; Billiards; Business Center; Clubhouse; Elevator; Exercise Room; Sauna; Spa-Hot Tub; Trash Chute		
Exterior Features: Open Balcony		
Interior Features: Fire Sprinkler; Roman Tub; Split Bedroom; Walk-in Closet		

Directions: I95 TO BROWARD BLVD EXIT, EAST ON BROWARD BLVD, RIGHT ONTO SE 3RD AVENUE, LEFT ONTO SE 6TH AVE, FIRST LEFT INTO COMPLEX (NU RIVER VILLAGE)
Public Remarks: PRICED TO SELL! 2BED/2BATH SPLIT FLOOR PLAN DOWNTOWN CONDO W/ SOUTHEASTERN CITY VIEWS! STACKABLE WASHER/DRYER IN UNIT. FIVE STAR AMENITIES INCL 6TH FL MEDITATION GARDEN & JACUZZIE, ROOFTOP POOL & CLUB ROOM, 2 STORY GYM W/ BASKETBALL & RACQUETBALL COURTS, BUSINESS CENTER & SPA, 24 HR VALET/SECURITY.

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Residential Customer Report

Address: 125 Isle Of Venice Drive 8, Fort Lauderdale, FL 33301

MLS#: FX-10071039

St: Active

List Price: \$315,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504201GB0070
Subdivision: Caravelle
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 357.95
Waterfront: Yes
Waterfrontage:
Legal Desc: CARAVELLE APTS CONDO UNIT 8
Short Sale: No

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale Add:

REO: No

SqFt - Living: 880
BD: 2
Baths - Total: 2

SqFt - Total: 880
FB: 2
Year Built: 1989

Guest Hse:
Baths - Half:
Front Exp: E

Yr Blt: 1989
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 2
Total Units in Bldg: 11
Ttl Units in Complex: 11
Unit Floor #: 2

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 1
Application Fee: 150

Membership Fee Amount: 0
HOA/POA/COA (Monthly): 490

Serial #:
Tax Year: 2016
Taxes: 3,116
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design:
Construction: Block; Concrete
Unit Desc: Exterior Catwalk
Flooring: Ceramic Tile; Terrazzo Floor
Furnished: Furniture Negotiable; Unfurnished
Dining Area:
Guest House:
Roof:
Special Info: Sold As-Is

Waterfront Details: Interior Canal; No Fixed Bridges
View: Canal; Other
Private Pool:
Security:
Membership:
Cooling: Central
Heating: Central
Utilities: Cable

Restrict: Lease OK
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes: City/County
Terms Considered: Conventional
Mobile Features:

Rooms:
Master Bedroom/Bath:
Dining Area:

Window Treatments: Blinds; Plantation Shutters
Maintenance Fee Incl: Cable; Common Areas; Elevator; Laundry Facilities; Lawn Care; Maintenance-Exterior; Parking; Pool Service; Sewer; Trash Removal; Water
Equip/Appl Included: Dishwasher; Disposal; Ice Maker; Microwave; Range - Electric; Refrigerator

Private Pool:
Parking: Assigned; Deeded; Guest

Lot Description:
Subdiv. Amenities: Common Laundry; Elevator; Picnic Area; Pool

Exterior Features: Open Porch; Shed
Interior Features: Closet Cabinets; Entry Lvl Lvng Area; Fire Sprinkler; Walk-in Closet

Directions:
Public Remarks: Las Olas Waterfront Boutique condo with breathtaking views. This 2/2 second floor unit is directly in the middle of the building allowing nothing to interfere with your view. It has beautiful terrazzo floors in the bedrooms and updated bathrooms. Flexible rental policy, no pets allowed. You will not want to miss this condo, It wont last!!

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Residential Customer Report

Address: 401 SW 4th Avenue 403, Fort Lauderdale, FL 33315

MLS#: FX-10067598

St: Active

List Price: \$315,000



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504210AJ0240
Subdivision: Esplanade
Development Name: Esplanade
Model Name:
Lot Dimensions:
List Price Sqft: 259.26
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1
Ele School: Croissant Park
Middle School: New River
High School: Stranahan

Legal Desc: ESPLANADE ON THE NEW RIVER CONDO UNIT 403

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,215	SqFt - Total: 1,215	Guest Hse:	Yr Blt: 2004	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: Yes
Baths - Total: 2	Year Built: 2004	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 17	Land Lease: 0	HOA/POA/COA (Monthly): 764	Tax Year: 2016
Total Units in Bldg: 140	Recreation Lease: 0		Taxes: 5,050
Ttl Units in Complex:	Min Days to Lease: 90	Brand Name:	Special Assmnt:
Unit Floor #: 4	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: River; Canal Width 121+	Restrict: Lease OK; Pet Restrictions
Construction: CBS	View: River	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services:
Flooring: Tile	Security: Doorman; Lobby	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Eat-In Kitchen; Snack Bar	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities: Cable	
Special Info: Sold As-Is		
Rooms: Family; Laundry-Util/Closet; Storage		
Master Bedroom/Bath: Separate Shower; Separate Tub		
Dining Area: Eat-In Kitchen; Snack Bar		
Window Treatments: Blinds		
Maintenance Fee Incl: Common Areas; Elevator; Lawn Care; Maintenance-Exterior; Pool Service; Recrtnl Facility; Security; Water		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Refrigerator; Washer		
Private Pool:		
Parking: Assigned; Garage - Attached; Guest		
Lot Description:		
Subdiv. Amenities: Elevator; Exercise Room; Picnic Area; Pool; Sauna; Spa-Hot Tub; Tennis; Trash Chute		
Exterior Features: Open Balcony		
Interior Features: Built-in Shelves; Closet Cabinets; Entry Lvl Lvng Area; Split Bedroom; Walk-in Closet		

Directions:
Public Remarks: MOTIVATED SELLERS! MOVE IN READY! OPEN CONCEPT! UPGRADED KITCHEN FEATURES STAINLESS STEEL APPLIANCES & PLENTY OF CABINETS. BEAUTIFUL WOOD LOOKING TILE THROUGHOUT ENTIRE UNIT INSTALLED 2014 . INTERIOR PAINT NEW IN 2014. SPACIOUS MASTER W/RIVER VIEWS, WALKIN CLOSET W. CABINETS! MASTER BATH W/ SEP. TUB & SHOWER. RIVER & DOWNTOWN VIEWS FROM YOUR TRAVERTINE PATIO. RESIDENTS @ ESPLANADE ENJOY GYM,POOL(RECENTLY REDONE),SPA, 2 TENNIS COURTS,SAUNA & 24 HR SECURITY. WATER TROLLEY PICKS UP IN FRONT OF BUILDING !

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Residential Customer Report

Address: 4770 Bayview Drive 307, Fort Lauderdale, FL 33308

MLS#: FX-10093628

St: Active

List Price: \$317,000



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494213AF0410
Subdivision: Wellington
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 246.69
Waterfront: Yes
Waterfrontage:
Legal Desc: THE WELLINGTON CONDO UNIT 307

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,285 BD: 2 Baths - Total: 2	SqFt - Total: 1,285 FB: 2 Year Built: 1968	Guest Hse: Baths - Half: Front Exp:	Yr Blt: 1968 Yr Blt Des: New Construction	Pool Size: Pets Allowed: No
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Bldg #: Total Floors/Stories: 3 Total Units in Bldg: Ttl Units in Complex: Unit Floor #: 3	Governing Bodies: Condominium Land Lease: 0 Recreation Lease: 0 Min Days to Lease: 365 Application Fee: 220	Membership Fee Amount: HOA/POA/COA (Monthly): 495 Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2016 Taxes: 3,673 Special Assmnt:
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Design: Construction: Block; Concrete Unit Desc: Flooring: Furnished: Unfurnished Dining Area: Eat-In Kitchen; Formal Guest House: Roof: Special Info: Rooms: Master Bedroom/Bath: 2 Master Baths Dining Area: Eat-In Kitchen; Formal Window Treatments: Maintenance Fee Incl: Cable; Elevator Equip/Appl Included: Dishwasher; Disposal; Fire Alarm; Hookup; Microwave; Water Heater - Elec Private Pool: Parking: Assigned; Covered Lot Description: Subdiv. Amenities: Billiards; Clubhouse Exterior Features: Screened Balcony Interior Features: Built-in Shelves; Closet Cabinets	Waterfront Details: Interior Canal View: Canal Private Pool: Security: Membership: Cooling: Electric Heating: Electric Utilities:	Restrict: No Lease 1st Year HOPA: No Hopa Boat Services: Common Dock Guest House: Taxes: City/County Terms Considered: Conventional Mobile Features:
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Directions:
Public Remarks: Beautiful unit...completely updated .Amazing canal views . Stainless steel appliances , italian porcelain tile in bathrooms . Zen feeling in a perfect designers unit...ready to move in.

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Residential Customer Report

Address: 1350 River Reach Drive 508, Fort Lauderdale, FL 33315

MLS#: FX-10093362

St: Active

List Price: \$318,000



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209AC0780
Subdivision: River Reach
Development Name: Harbor Island
Model Name: "B"
Lot Dimensions:
List Price Sqft: 254.4
Waterfront: Yes
Waterfrontage:
Legal Desc: RIVER REACH VI CON

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,250
BD: 2
Baths - Total: 2

SqFt - Total: 1,380
FB: 2
Year Built: 1972

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1972
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 5
Total Units in Bldg: 88
Ttl Units in Complex: 574
Unit Floor #: 5

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 180
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 611

Serial #:
Tax Year: 2016
Taxes: 3,851
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design:
Construction: CBS
Unit Desc: Interior Hallway; Lobby
Flooring: Tile
Furnished:
Dining Area: Dining-Living
Guest House:
Roof:
Special Info: Foreign Seller

Waterfront Details: No Fixed Bridges; River; Canal Width
View: River
Private Pool: Heated
Security: Gate - Manned; Private Guard; Security Patrol
Membership:
Cooling: Central
Heating: Central; Electric
Utilities: Cable

Restrict: Lease OK; Lease OK w/Restrict; Maximum # Vehicles; No Truck/RV; < 20 lb Pet
HOPA: Yes-Unverified
Boat Services:
Guest House:
Taxes:
Terms Considered: Conventional
Mobile Features:

Master Bedroom/Bath: Combo Tub/Shower

Dining Area: Dining-Living

Window Treatments:
Maintenance Fee Incl

Maintenance Fee Incl: Cable; Elevator; Lawn Care; Legal/Accounting; Maintenance-Exterior; Manager; Pest Control; Reserve Funds; Security; Sewer; Trash Removal; Water

Equip/Appl Included: Dishwasher; Disposal; Fire Alarm; Range - Electric; Refrigerator; Smoke Detector; Water Heater - Elec

Private Pool: Heated

Parking: Assigned

Subdiv. Amenities: Bike Storage; Common Laundry; Community Room; Elevator; Exercise Room; Extra Storage; Library; Picnic Area; Street Lights; Tennis; Trash Chute

Exterior Features: Open Balcony; Shutters; Tennis Court
Interior Features: Foyer

Directions: Davie Blvd (SW 12th St) to SW 9th Ave North one block to the River Reach gated Entrance

Public Remarks: River Reach is a private, tropical and quiet island in the City. Conveniently located to shopping, entertainment and transportation. Top floor updated apartment with beautiful views of the New River. AC is less than two (2) years old. Presently owners used the apartment once a year for two weeks. River Reach offers owners residents secure boat dockage for vessels up to 50' OAL at \$50/ft/yr !!

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Residential Customer Report

Address: 3100 NE 49th Street 805, Fort Lauderdale, FL 33308

MLS#: FX-10094014

St: Active

List Price: \$319,000



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494318AJ0610
Subdivision: The Royal Mariner
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 265.83
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: THE ROYAL MARINER CONDO UNIT 805

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,200	SqFt - Total: 1,200	Guest Hse:	Yr Blt: 1970	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1970	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 11	Land Lease: 0	HOA/POA/COA (Monthly): 440	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 5,064
Ttl Units in Complex:	Min Days to Lease: 365	Brand Name:	Special Assmnt:
Unit Floor #: 8	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: No Fixed Bridges; Ocean Access	Restrict: No Lease 1st Year; < 20 lb Pet
Construction: Block; Concrete	View: Canal; Intracoastal; Ocean	HOPA: No Hopa
Unit Desc:	Private Pool: Heated	Boat Services: Common Dock; Dock Available
Flooring: Ceramic Tile	Security: Entry Card; Entry Phone; TV Camera	Guest House:
Furnished:	Membership:	Taxes:
Dining Area:	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms:		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments:		
Maintenance Fee Incl: Cable; Insurance-Other; Laundry Facilities; Pest Control; Pool Service; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Range - Electric; Refrigerator		
Private Pool: Heated		
Parking: Covered; Guest		
Lot Description:		
Subdiv. Amenities: Billiards; Common Laundry; Extra Storage; Pool; Trash Chute		
Exterior Features:		
Interior Features: Walk-in Closet		

Directions:
Public Remarks: One in from the South East corner with amazing intracoastal views and views of the ocean over the town of Lauderdale By The Sea in the horizon. Large condo with generous storage, garage parking and a pool right on the intracoastal. Best seat in town for the boat parade. Smooth ceilings, large tile floors and euro-design throughout. Neighboring walls are divided by concrete block. Tenant occupied, but tenant is prepared to leave early if the unit is sold. Dockage available and pets under 15 lbs welcome.

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Residential Customer Report

Address: 4770 Bayview Drive 311, Fort Lauderdale, FL 33308

MLS#: FX-10091692

St: Active

List Price: \$319,900



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494213AF0450
Subdivision: THE WELLINGTON
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 248.95
Waterfront: Yes
Waterfrontage:
Legal Desc: THE WELLINGTON CONDO UNIT 311

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,285	SqFt - Total: 1,285	Guest Hse:	Yr Blt: 1968	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: No
Baths - Total: 2	Year Built: 1968	Front Exp: S		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 3	Land Lease: 0	HOA/POA/COA (Monthly): 518	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 3,673
Ttl Units in Complex:	Min Days to Lease: 30	Brand Name:	Special Assmnt:
Unit Floor #: 3	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal; Intracoastal; No Fixed Bridges; Ocean Access	Restrict: Other
Construction: Block; Concrete	View: Canal; Intracoastal; Pool	HOPA: No Hopa
Unit Desc: Corner; Exterior Catwalk	Private Pool: Heated	Boat Services: Common Dock; Dock Available
Flooring: Tile	Security: None	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area: Dining-Living; Formal	Cooling: Ceiling Fan; Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms: Storage		
Master Bedroom/Bath: Combo Tub/Shower		
Dining Area: Dining-Living; Formal		
Window Treatments: Blinds		
Maintenance Fee Incl: Cable; Common Areas; Elevator; Laundry Facilities; Lawn Care; Legal/Accounting; Maintenance-Exterior; Manager; Pest Control; Pool Service; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Microwave; Range - Electric; Refrigerator; Smoke Detector		
Private Pool: Heated		
Parking: Assigned		
Lot Description:		
Subdiv. Amenities: Bike Storage; Billiards; Boating; Common Laundry; Community Room; Elevator; Exercise Room; Extra Storage; Library; Picnic Area; Pool; Street Lights		
Exterior Features: Screened Balcony		
Interior Features: Elevator; Pantry; Walk-in Closet		

Directions:
Public Remarks: A REAL JEWEL, BEST VIEW IN THE BUILDING, 10 MINUTE WALK TO THE BEACH, UPDATED 2 BEDROOM 2 BATH EXTRA LARGE UNIT OVERLOOKING THE INTRACOASTAL. BOAT DOCK AVAILABLE FOR RENT. RENOVATED KITCHEN WITH STAINLESS STEEL APPLIANCES. HUGE MASTER SUITE WITH LARGE WALK IN CLOSET, LOTS OF STORAGE. LARGE AIR CONDITIONED BALCONY. A/C 2 YEARS OLD W/ UV LIGHT FEATURE. 1 ASSIGNED PARKING, ADDITIONAL AVAILABLE FOR RENT. 2 SWIMMING POOLS, BBQ. GREAT LOCATION!!! \$2,000 CREDIT TO BUYER TOWARDS NEW WASHER & DRYER INSIDE THE UNIT.

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Residential Customer Report

Address: 1617 SE 15th Street 504, Fort Lauderdale, FL 33316

MLS#: AX-10374421

St: Active

List Price: \$322,000



Area: 3600
Geo Area: FTSE
County: Broward
Parcel ID: 504214AB0280
Subdivision: SOUTHAMPTON
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 259.68
Waterfront: Yes
Waterfrontage:
Legal Desc: SOUTHAMPTON CONDO UNIT 504

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,240	SqFt - Total: 1,240	Guest Hse:	Yr Blt: 1969	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1969	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 6	Land Lease: 0	HOA/POA/COA (Monthly): 314	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 2,418
Ttl Units in Complex:	Min Days to Lease: 365	Brand Name:	Special Assmnt:
Unit Floor #: 5	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal	Restrict: Maximum # Vehicles; < 20 lb Pet
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc: Exterior Catwalk	Private Pool:	Boat Services: Dock Available
Flooring: Carpet; Wood Floor	Security: Entry Phone	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Dining-Living	Cooling: Ceiling Fan; Central	Terms Considered: Cash; Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms:		
Master Bedroom/Bath:		
Dining Area: Dining-Living		
Window Treatments:		
Maintenance Fee Incl: Common Areas; Elevator; Insurance-Other; Laundry Facilities; Lawn Care; Legal/Accounting; Maintenance-Exterior; Manager; Pool Service; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Water Heater - Elec		
Private Pool:		
Parking: Assigned		
Lot Description:		
Subdiv. Amenities: Boating; Common Laundry		
Exterior Features: Screened Balcony		
Interior Features:		

Directions:
Public Remarks: Spacious (1200 sq ft) waterfront 2 bedroom 2 bath updated condo. Oversized master suite. Bamboo floors, open kitchen, high impact windows and door. All neutral colors. Waterside pool. Incredible city and water views! Pet friendly building too.

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Residential Customer Report

Address: 511 SE 5th Avenue 714, Fort Lauderdale, FL 33301

MLS#: AX-10311123

St: Active

List Price: \$324,700



Area: 3800
Geo Area: FTSE
County: Broward
Parcel ID: 504210BE0340
Subdivision: NURIVER LANDING CONDO
Development Name:
Model Name: LARGEST 2 BEDROOM
Lot Dimensions:
List Price Sqft: 235.46
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: NURIVER LANDING CONDO UNIT 714

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	15	X	12	Living Room	20	X	13	Dining Area	12	X	10
Bedroom 2	14	X	12								

SqFt - Living: 1,379

BD: 2

Baths - Total: 2

SqFt - Total: 1,379

FB: 2

Year Built: 2005

Guest Hse:

Baths - Half:

Front Exp:

Yr BIt: 2005

Yr Blt Des: New Construction

Pool Size:

Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 25
Total Units in Bldg: 423
Ttl Units in Complex:
Unit Floor #: 7

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 180
Application Fee: 150

Membership Fee Amount:
HOA/POA/COA (Monthly): 848

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 6,478
Special Assmnt:

Design:
Construction: CBS
Unit Desc: Corner; Interior Hallway
Flooring: Ceramic Tile; Wood Floor
Furnished: Unfurnished
Dining Area:
Guest House:
Roof:

Waterfront Details: River
View: River
Private Pool: Heated
Security: Lobby; Security Patrol
Membership:
Cooling: Ceiling Fan; Central
Heating: Central
Utilities:

Restrict: Lease OK w/Restrict; Pet Restrictions
HOPA: No Hopa
Boat Services: Private Dock
Guest House:
Taxes: No Homestead
Terms Considered: Cash; Conventional
Mobile Features:

Special Info:
Rooms: Storage
Master Bedroom/Bath:
Dining Area:
Window Treatments:
Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Manager; Parking; Pool Service; Reserve Funds; Security; Sewer; Trash Removal; Water; Yards
Equip/App'l Included: Dishwasher; Disposal; Dryer; Fire Alarm; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater
Private Pool: Heated
Parking: Assigned; Covered
Lot Description:
Subdiv. Amenities: Basketball; Bike Storage; Business Center; Clubhouse; Elevator; Exercise Room; Sauna; Spa-Hot Tub; Street Lights; Trash Chute
Exterior Features: Open Balcony
Interior Features: Built-in Shelves; Closet Cabinets; Fire Sprinkler; Roman Tub; Walk-in Closet

Directions: FROM LAS OLAS BLVD TURN SOUTH ON SE 3RD AVE, LEFT AT SE 6TH ST, LEFT AT SE 5TH AVE, FOLLOW SIGNS TO VALET PARKING.

Public Remarks: LOCATION... AMENITIES... SPACE largest 2 BR/2 BA floor-plan with 2 exposures & river view. Extra windows add natural light, large master suite, separate private storage space, full-size washer/dryer, freshly painted & new wood flooring in bedrooms. NuRiver Landing is located on the New River & Riverwalk for easy access to all the best of downtown Ft Lauderdale. Superior amenities include 25th floor pool & clubroom, indoor basketball & racquetball courts, well equipped fitness center, valet parking, landscaped garden, spa with steam, business center and attended lobby.

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Residential Customer Report

Address: 3051 NE 48th Street 710, Fort Lauderdale, FL 33308

MLS#: FX-10081067

St: Active

List Price: \$324,788



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494318AK0680
Subdivision: RIDGEVIEW TOWERS
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 223.99
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: RIDGEVIEW TOWERS CONDO UNIT 710

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,450
BD: 2
Baths - Total: 2

SqFt - Total: 1,450
FB: 2
Year Built: 1970

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1970
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #: 7
Total Floors/Stories: 7
Total Units in Bldg: 68
Ttl Units in Complex: 68
Unit Floor #: 7

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 120
Application Fee: 250

Membership Fee Amount:
HOA/POA/COA (Monthly): 444

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 2,308
Special Assmnt:

Design:
Construction: CBS
Unit Desc:
Flooring: Carpet; Ceramic Tile
Furnished:
Dining Area: Dining-Living
Guest House:
Roof:
Special Info: Sold As-Is
Rooms: None
Master Bedroom/Bath:
Dining Area: Dining-Living
Window Treatments: Bay Window
Maintenance Fee Incl: Common Areas; Elevator; Insurance-Other; Laundry Facilities; Lawn Care; Legal/Accounting; Maintenance-Exterior; Manager; Parking; Pest Control; Pool Service; Sewer; Trash Removal; Water
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Fire Alarm; Ice Maker; Intercom; Microwave; Range - Electric; Refrigerator; Smoke Detector; Water Heater - Elec
Private Pool: Heated
Parking: Assigned; Covered; Deeded; Garage - Attached; No Motorcycle
Lot Description:
Subdiv. Amenities: Boating; Common Laundry; Community Room; Elevator
Exterior Features: Open Balcony
Interior Features: Entry Lvl Lvng Area; Foyer; Stack Bedrooms; Walk-in Closet

Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access
View: Canal
Private Pool: Heated
Security: Entry Phone
Membership:
Cooling: Ceiling Fan; Central
Heating: Electric; Heat Strip
Utilities: Cable

Restrict: No Corporate Buyers; No Lease 1st Year; No Truck/RV
HOPA: No Hopa
Boat Services: Common Dock
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Directions: BAYVIEW DRIVE SOUTH OF COMMERCIAL BLVD TO NE 48TH ST. LEFT ON NE 48TH STREET TO BLDG ON LEFT.
Public Remarks: PERFECT MOVE- IN CONDITION. TOTALLY UPDATED 2BR, 2BA UNIT. MODERN KITCHEN W/SS APPLIANCES. EXTRA THICK GRANITE COUNTERS. BEAUTIFUL CABINETS W/LOTS OF STORAGE. MASTER BATH HAS WALK IN SHOWER. AMAZING VIEW OF CANAL FROM MASTER BEDROOM BALCONY AND THE LARGE BAY WINDOW IN THE LIVING ROOM. CUSTOM WALK IN CLOSET IN MASTER BR. LIVING AREA IS TILED, BEDROOMS ARE CARPETED. ENTRY FOYER, 1 GARAGE SPACE, WELL MAINTAINED SMALL COMMUNITY WITHIN WALKING DISTANCE OF SHOPS, RESTAURANTS AND A SHORT DISTANCE TO THE BEACH.

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Residential Customer Report

Address: 3233 NE 34th Street 1708, Fort Lauderdale, FL 33308

MLS#: FX-10066431

St: Active

List Price: \$325,000



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319NR3150
Subdivision: Coral Ridge Towers Co-op
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 235
Waterfront: Yes
Waterfrontage:
Legal Desc: CORAL RIDGE TOWERS

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: CORAL RIDGE TOWERS CO-OP UNIT 1708

Short Sale Add:

REO: No

SqFt - Living: 1,383
BD: 3
Baths - Total: 2

SqFt - Total:
FB: 2
Year Built: 1962

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1962
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 17
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #: 17

Governing Bodies: Co-Op
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 0
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 667

Serial #:
Tax Year: 2016
Taxes: 5,208
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design: Courtyard
Construction: Block; Concrete
Unit Desc: Interior Hallway; Lobby
Flooring: Tile; Wood Floor
Furnished:
Dining Area:
Guest House:
Roof:
Special Info:
Rooms:

Waterfront Details: Intracoastal
View: Canal; Intracoastal; Ocean
Private Pool:
Security: Doorman; Gate - Manned
Membership:
Cooling: Central; Electric
Heating: Central
Utilities: Cable

Restrict: No Lease
HOPA: Yes-Verified
Boat Services:
Guest House:
Taxes:
Terms Considered: Cash
Mobile Features:

Master Bedroom/Bath:
Dining Area:

Window Treatments:
Maintenance Fee Incl: Cable; Pest Control; Pool Service; Recrtnal Facility; Reserve Funds; Roof Maintenance; Security; Sewer; Trash Removal; Water
Equip/Apppl Included: Range - Electric; Refrigerator

Private Pool:

Parking: Assigned; Guest
Lot Description:
Subdiv. Amenities: Extra Storage; Pool; Putting Green; Shuffleboard; Trash Chute

Exterior Features: Open Balcony
Interior Features: Split Bedroom; Walk-in Closet

Public Remarks: Incredible expansive views! Three bedroom, split floor plan penthouse corner unit with expansive views to the north, looking straight down the intracoastal waterway, with ocean and city views. Modern style impact windows throughout, and updated A/C. Largest unit in the building. Huge storage room inside the unit. Master bedroom has amazing views from two walls full of windows. Clean unit, waiting for personal touches. New AC 2017.

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Residential Customer Report

Address: 6631 NW 33rd Way, Fort Lauderdale, FL 33309

MLS#: FX-10085811

St: Active

List Price: \$325,000



Area: 3540
Geo Area: FTNW
County: Broward
Parcel ID: 494207040390
Subdivision: Palm-Aire Village 2nd Sec
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 183
Waterfront: Yes
Waterfrontage: 100

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: Yes
Baths - Total: 2
Garage Spaces:

Legal Desc: PALM-AIRE VILLAGE 2ND SEC ADD 2 74-25 B LOT 33 BLK 9

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,776	SqFt - Total: 1,776	Guest Hse:	Yr Blt: 1974	Pool Size: 15x30
BD: 4	FB: 2	Baths - Half:	Yr Blt Des: Unknown	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1974	Front Exp: E		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 2,129
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Canal Width 1 - 80	Restrict: Lease OK; Pet Restrictions
Construction: CBS	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Inground; Pool Size (W x L): 15x30	Boat Services:
Flooring: Tile	Security:	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area: Dining/Kitchen; Formal	Cooling: Ceiling Fan; Central	Terms Considered: Conventional; FHA
Guest House:	Heating: Central	Mobile Features:
Roof: Comp Shingle	Utilities: Public Sewer; Public Water; Underground	
Special Info:		
Rooms: Util-Garage		
Master Bedroom/Bath:		
Dining Area: Dining/Kitchen; Formal		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool: Inground; Pool Size (W x L): 15x30		
Parking: Driveway		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Fence; Screen Porch; Shed		
Interior Features: Stack Bedrooms		

Directions:
Public Remarks: Spacious 4/2 Pool Home in great location. Hurricane Impact windows and doors, excluding sliding patio doors. Open remodeled kitchen, tile floors throughout, huge screened patio which connects to open pool area, great for entertaining. Extra storage room outside. Oversize lot overlooks canal. Gated all around the property. NO ASSOCIATION FEES. Call to make your appointment for viewing.

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Residential Customer Report

Address: 2820 NE 30th Street 1, Fort Lauderdale, FL 33306

MLS#: AX-10278764

St: Active

List Price: \$328,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494225AD0010
Subdivision: Laurel Terrance Condo
Development Name: Laurel Terrance Cond
Model Name:
Lot Dimensions:
List Price Sqft: 298.18
Waterfront: Yes
Waterfrontage:
Legal Desc: LAUREL TERRACE CONDO UNIT 1

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,100	SqFt - Total: 1,100	Guest Hse:	Yr Blt: 1970	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1970	Front Exp: N		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 2	Land Lease: 0	HOA/POA/COA (Monthly): 483.33	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 4,188
Ttl Units in Complex:	Min Days to Lease: 365	Brand Name:	Special Assmnt:
Unit Floor #: 1	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design: Courtyard	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Seawall	Restrict: Maximum # Vehicles
Construction: CBS	View: Canal; Garden	HOPA: No Hopa
Unit Desc: Corner	Private Pool:	Boat Services:
Flooring: Tile	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Other Exemption
Dining Area:	Cooling: Central	Terms Considered: Cash; Conventional
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities:	
Special Info: Sold As-Is		
Rooms: Storage		
Master Bedroom/Bath:		
Dining Area:		
Window Treatments: Blinds		
Maintenance Fee Incl: Common Areas; Laundry Facilities; Lawn Care; Maintenance-Exterior; Pool Service; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector		
Private Pool:		
Parking: Assigned; Guest		
Lot Description:		
Subdiv. Amenities: Bike - Jog; Boating; Common Laundry; Extra Storage; Picnic Area; Pool		
Exterior Features: Screened Balcony		
Interior Features: French Door		

Directions: From US-1 Go East on Oakland Park BLVD, Go South on Bayview Dr. (2 BLKS) Go East on NE 30 ST (4TH building on the right) Guest parking marked.
Public Remarks: Perfect location-rarely on market! East of Bayview & Oakland Park area in Old Coral Ridge. Walk to stores, beach, dining. On canal no-fixed bridges to Intracoastal. Unit includes 40' deeded dock. Corner unit lots of charm. "A" rated Elem School.

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Residential Customer Report

Address: 2670 E Sunrise Boulevard 409, Fort Lauderdale, FL 33304

MLS#: FX-10084459

St: Active

List Price: \$329,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 504201BA0280
Subdivision: Gallery One
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 393.54
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1
Ele School: Bayview

Legal Desc: GALLERY ONE CONDO UNIT 409

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 836
BD: 2
Baths - Total: 2

SqFt - Total: 892
FB: 2
Year Built: 1986

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1986
Yr Blt Des: Unknown

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 14
Total Units in Bldg: 231
Ttl Units in Complex:
Unit Floor #: 4

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 1
Application Fee: 150

Membership Fee Amount:
HOA/POA/COA (Monthly): 1,044

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 5,363
Special Assmnt:

Design:
Construction: CBS
Unit Desc: Lobby
Flooring: Carpet; Tile
Furnished: Furnished; Turnkey
Dining Area:
Guest House:
Roof:
Special Info:
Rooms:
Master Bedroom/Bath: 2 Master Baths
Dining Area:

Waterfront Details: Intracoastal; No Fixed Bridges
View: Intracoastal; Pool
Private Pool:
Security: Doorman; Entry Card; Lobby
Membership:
Cooling: Central
Heating: Central
Utilities: Cable

Restrict: Lease OK; Lease OK w/Restrict
HOPA: No Hopa
Boat Services:
Guest House:
Taxes:
Terms Considered: Conventional
Mobile Features:


Window Treatments:
Maintenance Fee Incl: Cable; Common Areas; Electric; Elevator; Hot Water; Laundry Facilities; Lawn Care; Manager; Pool Service; Security; Trash Removal
Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Smoke Detector
Private Pool:
Parking: Assigned; Garage - Detached; Guest
Lot Description:
Subdiv. Amenities: Boating; Business Center; Common Laundry; Elevator; Exercise Room; Pool
Exterior Features: Open Balcony
Interior Features: Bar; Built-in Shelves; Closet Cabinets; Elevator; Fire Sprinkler

Directions: East on Sunrise Blvd just past Galleria Mall. Building is located on the south side of Sunrise Blvd just before bridge on intracoastal.
Public Remarks: Investment for out of state owners in Fort Lauderdale! Modern fully furnished 2 bedroom/2 bathroom unit can be used as your year round home, rented by Hilton or you can rent it out on your own. Building directly on the Intracoastal has all amenities including pool, fitness, conference rooms, water taxi pick up, bars and restaurant. Amazing location walking distance to the beach and Galleria mall with fine dining. Sunny south unit in quiet part of the building with water and downtown view from a balcony.

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Residential Customer Report

Address: 2881 NE 33rd Court 10c, Fort Lauderdale, FL 33306



MLS#: FX-10080899

St: Active

List Price: \$329,000

Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494224AE0670
Subdivision: the carlyle
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 263.2
Waterfront: Yes
Waterfrontage:
Legal Desc: CARLYLE,THE UNIT 10 C

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale Add:

REO: No

SqFt - Living: 1,250
BD: 2
Baths - Total: 2

SqFt - Total: 1,250
FB: 2
Year Built: 1970

Guest Hse:
Baths - Half:
Front Exp: S

Yr Blt: 1970
Yr Blt Des: New Construction

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 10
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #: 10

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 365
Application Fee:

Membership Fee Amount: 0
HOA/POA/COA (Monthly): 428
Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2015
Taxes: 2,707
Special Assmnt:

Design:
Construction: Block; CBS; Concrete
Unit Desc:
Flooring: Ceramic Tile; Tile; Wood Floor
Furnished:
Dining Area: Dining-Living
Guest House:
Roof:
Special Info: Sold As-Is
Rooms:
Master Bedroom/Bath: Combo Tub/Shower; Dual Sinks
Dining Area: Dining-Living
Window Treatments:
Maintenance Fee Incl: Common Areas; Elevator; Maintenance-Exterior; Pool Service; Roof Maintenance
Equip/Appl Included: Dishwasher; Disposal; Ice Maker; Microwave; Range - Electric; Refrigerator; Wall Oven
Private Pool:
Parking: Assigned; Covered; No Motorcycle
Lot Description:
Subdiv. Amenities: Clubhouse; Common Laundry; Elevator
Exterior Features: Open Balcony
Interior Features:

Waterfront Details: Interior Canal
View: Canal; Intracoastal
Private Pool:
Security: Entry Phone; TV Camera
Membership:
Cooling: Central
Heating: Central
Utilities: Cable

Restrict: No Lease 1st Year; No Truck/RV
HOPA: No Hopa
Boat Services: Common Dock
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Directions:
Public Remarks: Convenient Location in the prestigious area of Coral Ridge. Condos Units nearby sell for millions. Near the beach & Coral Ridge Country Club. Walk to Coral Ridge mall, theaters, major restaurants, and department stores. The unit features a view that will WOW you on a deep water canal intersecting the ICWW. Completely remodeled unit including impact windows and doors,brand new stainless steel stove, microwave, refrigerator, dish washer, garbage disposal and granite counter tops.
Driving Directions:

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Residential Customer Report

Address: 3121 NE 51st Street 401E, Fort Lauderdale, FL 33308

MLS#: AX-10223736

St: Active List Price: \$329,000



Area: 3240
Geo Area: FTNE
County: Broward
Parcel ID: 494318BC0190
Subdivision: Heritage Landings
Development Name: Heritage Landings
Model Name:
Lot Dimensions:
List Price Sqft: 253.08
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: HERITAGE LANDINGS CONDO UNIT 401-E

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,300	SqFt - Total: 1,300	Guest Hse:	Yr Blt: 1976	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1976	Front Exp: S		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 4	Land Lease: 0	HOA/POA/COA (Monthly): 344	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 2,363
Ttl Units in Complex:	Min Days to Lease: 365	Brand Name:	Special Assmnt:
Unit Floor #: 4	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Seawall	Restrict: Lease OK; Lease OK w/Restrict; Maximum # Vehicles; Pet Restrictions
Construction: Block; Brick; Concrete	View: Canal	HOPA: No Hopa
Unit Desc: Corner; Exterior Catwalk	Private Pool:	Boat Services: Common Dock; Dock Available
Flooring: Ceramic Tile	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Dining-Living	Cooling: Central; Electric	Terms Considered: Cash; Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities:	
Special Info: Institution Owned; Sold As-Is		
Rooms:		
Master Bedroom/Bath:		
Dining Area: Dining-Living		
Window Treatments: Impact Glass		
Maintenance Fee Incl: Common Areas; Elevator; Fidelity Bond; Insurance-Other; Laundry Facilities; Lawn Care; Legal/Accounting; Maintenance-Exterior; Parking; Pool Service; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool:		
Parking: Assigned; Guest		
Lot Description:		
Subdiv. Amenities: Boating; Common Laundry; Elevator; Picnic Area; Pool; Trash Chute		
Exterior Features:		
Interior Features: Elevator; Entry Lvl Lvng Area; Split Bedroom; Walk-in Closet		

Directions:

Public Remarks: Beautifully renovated Top floor corner 2 Bed, 2 Bath with amazing panoramic view of intersecting waterways, million dollar homes and yachts. Chefs Kitchen w/enormous storage, Full Size Washer/Dryer in Unit, Central Air Unit installed in 2006, 10 bottle Wine Chiller. 2 Buildings in from Intracoastal.No fixed bridges. Dock space is available up to 100 feet at \$6/ft per month. Easy access to ocean. Association invested close to 2.8 million in improvements over past 8 years. New roofs, Impact windows, fascia, exterior paint, landscaping, sprinklers & irrigation, paved parking lots, enclosed dog park, seawall, dock, 3 swimming pools, BBQ Grill Areas one of the few buildings that allows *2 DOGS UP TO 35 LBS EACH! 2nd Parking space may be available for rent from association at \$20/month

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Residential Customer Report

Address: 2720 SW 19th Street, Fort Lauderdale, FL 33312

MLS#: AX-10321743

St: Active

List Price: \$329,900



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504217280290
Subdivision: BEL-TER
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 255.74
Waterfront: Yes
Waterfrontage: 0
Legal Desc: BEL-TER 42-48 B LOT 29

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Short Sale: Yes

Short Sale Add:

REO: No

SqFt - Living: 1,290	SqFt - Total: 1,578	Guest Hse:	Yr Blt: 1961	Pool Size:
BD: 3	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1961	Front Exp: N		

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 2,330
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal	Restrict: Other
Construction: CBS	View: Canal	HOPA: No Hopa
Unit Desc:	Private Pool:	Boat Services: Private Dock
Flooring: Terrazzo Floor	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: County Only
Dining Area: Dining Family	Cooling: Central	Terms Considered: Cash; Conventional; FHA
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities: Cable; Public Water	
Special Info: Sold As-Is		
Rooms: Florida		
Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Ground		
Dining Area: Dining Family		
Window Treatments: Blinds; Drapes		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher		
Private Pool:		
Parking: Driveway; Garage - Attached		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features:		
Interior Features:		

Directions:
Public Remarks: Lovely waterfront home located at the end of a quiet cul de sac and featuring a private dock for the boating enthusiasts. This spacious home is a true 3/2 with a large Florida room overlooking the water and a single car garage. Everything is in good working condition. Brand new central A/C has been installed. This home is owner occupied, please allow 24 hrs notice.

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Residential Customer Report

Address: 3100 NE 48th Street 511, Fort Lauderdale, FL 33308

MLS#: FX-10091053

St: Active

List Price: \$329,900



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494318BG0480
Subdivision: Pilot House
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 278.87
Waterfront: Yes
Waterfrontage:
Legal Desc: PILOT HOUSE CONDO UNIT 511

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Short Sale: No		Short Sale Add:		REO: No
SqFt - Living: 1,183	SqFt - Total: 1,183	Guest Hse:	Yr Blt: 1977	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1977	Front Exp:		


Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 10	Land Lease: 0	HOA/POA/COA (Monthly): 456	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 4,925
Ttl Units in Complex:	Min Days to Lease: 90	Brand Name:	Special Assmnt:
Unit Floor #: 5	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal	Restrict: No Lease 1st Year; Pet Restrictions
Construction: CBS	View: Canal; Intracoastal	HOPA: No Hopa
Unit Desc: Exterior Catwalk	Private Pool: Heated	Boat Services: Dock Available
Flooring: Carpet; Tile	Security: Doorman; Entry Card	Guest House:
Furnished:	Membership:	Taxes:
Dining Area: Dining-Living; Eat-In Kitchen	Cooling: Central	Terms Considered: Conventional
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities:	
Special Info:		
Rooms:		
Master Bedroom/Bath: Combo Tub/Shower		
Dining Area: Dining-Living; Eat-In Kitchen		
Window Treatments:		
Maintenance Fee Incl: Cable; Common Areas; Elevator; Maintenance-Exterior; Manager; Pool Service; Security; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool: Heated		
Parking: Assigned; Guest		
Lot Description:		
Subdiv. Amenities: Bike Storage; Boating; Clubhouse; Community Room; Elevator; Exercise Room; Picnic Area; Trash Chute		
Exterior Features: Deck; Open Balcony		
Interior Features: Split Bedroom; Walk-in Closet		

Directions: Commercial Blvd East to Bayview Drive. Turn South and make a left on 48th Street until the very end.
Public Remarks: Beautiful light and airy unit on a canal with views of the Intracoastal. This unit has a large balcony and one in from the corner. Building amenities include Club & exercise rooms. Dockage is available for up to 40' (\$3.50 per ft) currently. Be close to excellent restaurants and shopping. This is South Florida Living at its finest!
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Residential Customer Report

Address: 3233 NE 34th Street 1501, Fort Lauderdale, FL 33308



Area: 3150

Geo Area: FBEA

County: Broward

Parcel ID: 494319NR2640

Subdivision: Coral Ridge Towers

Development Name:

Model Name:

Lot Dimensions:

List Price Sqft: 246.19

Waterfront: Yes

Waterfrontage:

Legal Desc: CORAL RIDGE TOWERS CO-OP UNIT 1501

MLS#: AX-10228495

St: Active

List Price: \$329,900

Type: Condo/Coop

Lot Dimensions:

Type: Condo/Coop

Dock:

Private Pool: No

Baths - Total: 2

Garage Spaces:

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,340

BD: 3

Baths - Total: 2

SqFt - Total: 1,340

FB: 2

Year Built: 1962

Guest Hse:

Baths - Half:

Front Exp:

Yr Blt: 1962

Yr Blt Des: Resale

Pool Size:

Pets Allowed: No

Bldg #:

Total Floors/Stories: 16

Total Units in Bldg:

Ttl Units in Complex: 1,501

Unit Floor #: 15

Governing Bodies: Coop

Land Lease: 0

Recreation Lease: 0

Min Days to Lease: 0000

Application Fee: 150

Membership Fee Amount:

HOA/POA/COA (Monthly): 659

Serial #:

Tax Year: 2016

Taxes: 1,111

Special Assmnt:

Design:

Construction: CBS

Unit Desc: Corner

Flooring: Tile

Furnished: Furnished

Dining Area: Dining-Living; Eat-In Kitchen

Guest House:

Roof:

Special Info:

Rooms:

Master Bedroom/Bath: Combo Tub/Shower

Dining Area: Dining-Living; Eat-In Kitchen

Window Treatments: Impact Glass; Verticals

Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Lawn Care; Maintenance-Exterior; Manager

Equip/Appl Included: Dishwasher; Disposal; Wall Oven

Private Pool: Heated

Parking: Assigned; Guest; Open

Lot Description:

Subdiv. Amenities: Bike Storage; Common Laundry; Community Room; Elevator; Exercise Room; Extra Storage; Picnic Area; Pool; Putting Green; Shuffleboard; Street Lights; Trash Chute

Exterior Features: Open Balcony

Interior Features: Custom Mirror; Elevator; Split Bedroom; Walk-in Closet

Waterfront Details: Intracoastal; No Fixed Bridges; Ocean Access

View: Intracoastal; Ocean

Private Pool: Heated

Security: Entry Card; Gate - Manned; Lobby

Membership:

Cooling: Ceiling Fan; Electric

Heating: Electric

Utilities: Cable

Restrict: Maximum # Vehicles; No Lease; No Truck/RV; None

HOPA: Yes-Unverified

Boat Services: Common Dock

Guest House:

Taxes: Homestead; Other Exemption

Terms Considered:

Mobile Features:

Directions: TAKE FEDERAL HWY TO OAKLAND PARK, GO EAST ON OAKLAND PARK TO A1A, TURN LEFT ONTO A1A AND GO TO 34TH STREET, TURN LEFT ONTO 34TH STREET, BUILDING IS LOCATED AT THE END OF 34TH STREET ON YOUR RIGHT, FOLLOW SIGNS TO THE GUEST PARKING AREA.

Public Remarks: RARELY ON THE MARKET 01 STACK...THE MOST DESIRED STACKS IN THE BUILDING, A 3/2 ON A HIGH FLOOR WITH OUTSTANDING VIEWS OF THE INTRACOASTAL WATERWAYS, WONDERFUL SUNSETS, AND OCEAN VIEWS AS WELL...THIS UNIT IS BRIGHT AND TILED THRU OUT...THERE IS A SEPERATE DINING AREA...THE BUILDING IS A 55+ BUILDING

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Residential Customer Report

Address: 3233 NE 34th Street 319, Fort Lauderdale, FL 33308 MLS#: FX-1359410 St: Active List Price: \$330,000



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319NR0400
Subdivision: Coral Ridge Towers
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 344.83
Waterfront: Yes
Waterfrontage:

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: CORAL RIDGE TOWERS CO-OP UNIT 319

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	11	X	14	Living Room	16	X	18	Patio/Balcony	13	X	12	Kitchen	13	X	7
Bedroom 2	12	X	11												
SqFt - Living: 957	SqFt - Total: 1,300			Guest Hse:	Yr Blt: 1962			Pool Size:							
BD: 2	FB: 2			Baths - Half:	Yr Blt Des: Resale			Pets Allowed: No							
Baths - Total: 2	Year Built: 1962			Front Exp: SW											

Bldg #:	Governing Bodies: Co-Op	Membership Fee Amount:	Serial #:
Total Floors/Stories: 17	Land Lease: 0	HOA/POA/COA (Monthly): 437	Tax Year: 2015
Total Units in Bldg: 329	Recreation Lease: 0		Taxes: 1,037
Ttl Units in Complex:	Min Days to Lease: 0	Brand Name:	Special Assmnt:
Unit Floor #: 3	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Intracoastal	Restrict: No Lease; No Truck/RV
Construction: CBS	View: Intracoastal	HOPA: Yes-Verified
Unit Desc:	Private Pool: Heated	Boat Services:
Flooring: Tile	Security: Doorman; Entry Card; Gate - Manned	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Dining-Living	Cooling: Ceiling Fan; Central	Terms Considered:
Guest House:	Heating: Central	Mobile Features:
Roof:	Utilities:	
Special Info:		
Rooms:		
Master Bedroom/Bath: Bidet		
Dining Area: Dining-Living		
Window Treatments: Impact Glass; Sliding		
Maintenance Fee Incl: Cable; Common Areas; Elevator; Laundry Facilities; Maintenance-Exterior; Manager; Parking; Pest Control; Security; Sewer; Trash Removal; Water		
Equip/Apppl Included: Central Vacuum; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Wall Oven; Washer		
Private Pool: Heated		
Parking: Assigned; Carport - Detached; Guest; No Motorcycle		
Lot Description:		
Subdiv. Amenities: Bike Storage; Community Room; Elevator; Exercise Room; Extra Storage; Library; Pool; Putting Green; Shuffleboard; Trash Chute		
Exterior Features: Open Balcony		
Interior Features: Foyer		
Directions: OAKLAND PARK BLVD. EAST TURN ONTO A1A.MAKE LEFT ON 34TH. STREET GO TO THE END OF THE BLOCK. BUILDING IS ON THE RIGHT. PLEASE PARK IN GUEST PARKING.		
Public Remarks: Beautiful Intracoastal view, over looking the Pool, andPutting Greens		

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Residential Customer Report

Address: 1160 N Federal Highway 523, Fort Lauderdale, FL 33304

MLS#: FX-10083216

St: Active

List Price: \$335,000



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 494236AG1890
Subdivision: EAST POINT TOWERS
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 224.68
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: EAST POINT TOWERS CONDO UNIT 523

Short Sale Add:

REO: No

SqFt - Living: 1,491
BD: 2
Baths - Total: 2

SqFt - Total: 1,491
FB: 2
Year Built: 1973

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1973
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 12
Total Units in Bldg: 137
Ttl Units in Complex: 274
Unit Floor #: 5

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 90
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly):

Serial #:
Tax Year: 2016
Taxes: 3,249
Special Assmnt:

Design:
Construction: CBS
Unit Desc: Corner
Flooring: Ceramic Tile
Furnished: Unfurnished
Dining Area: Dining-Living
Guest House:
Roof:
Special Info: Sold As-Is
Rooms: Den/Office
Master Bedroom/Bath: Mstr Bdrm - Sitting
Dining Area: Dining-Living
Window Treatments: Blinds; Impact Glass
Maintenance Fee Incl: Cable; Common Area
Equip/App/Included: Dishwasher; Dispos
Private Pool: Heated

Waterfront Details: Ocean Access; One Bridge; River
View: Other
Private Pool: Heated
Security: Gate - Manned; Lobby
Membership:
Cooling: Central; Electric
Heating: Central; Electric
Utilities:

Restrict: Lease OK; No Lease 1st Year; No Truck/RV; Other
HOPA: No Hopa
Boat Services: Dock Available
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Parking: Assigned; Covered; Deeded; Garage - Detached
Lot Description:
Subdiv. Amenities: Boating; Common Laundry; Elevator; Exercise Room; Extra Storage; Library; Picnic Area; Pool; Sauna; Trash Chute
Exterior Features: Open Balcony
Interior Features: Entry Lvl Living Area; Walk-in Closet

Directions: SUNRISE BLVD TO (JURY) NORTH ON FEDERAL HWY TO RIGHT INTO EAST POINT TOWERS. PROCEED TO GUARD HOUSE. GUEST PARKING ON THIRD FLOOR.

Public Remarks: Live your luxury lifestyle in East Point Towers, a waterfront condo building in east Fort Lauderdale! Recent upgrades to this sought after 2/2 corner unit include stainless steel appliances, granite countertops, 24" porcelain tile, Nest Thermostat & impact glass. The unit also comes with a Bosch washer & dryer, large balcony & deeded ground floor garage parking. Building has a waterfront, heated pool, exercise room, and dockage for boats up to 40'. Exterior of building being painted a modern white & gray.

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Residential Customer Report

Address: 1101 River Reach Drive 403, Fort Lauderdale, FL 33315

MLS#: AX-10286123

St: Active

List Price: \$335,000



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209AH0550
Subdivision: River Reach
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 223.33
Waterfront: Yes
Waterfrontage:
Legal Desc: RIVER REACH #3 CONDO UNIT 403

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,500
BD: 2
Baths - Total: 2

SqFt - Total: 1,500
FB: 2
Year Built: 1982

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1982
Yr Blt Des: New Construction

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 5
Total Units in Bldg:
Tr Units in Complex:
Unit Floor #: 4

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 180
Application Fee: 125

Membership Fee Amount:
HOA/POA/COA (Monthly): 728

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 4,655
Special Assmnt:

Design:
Construction: CBS
Unit Desc: Lobby
Flooring: Tile; Other
Furnished: Unfurnished
Dining Area:
Guest House:
Roof:
Special Info: Sold As-Is
Rooms:
Master Bedroom/Bath:
Dining Area:
Window Treatments:
Maintenance Fee Incl: Insurance-Other; Lawn Care; Maintenance-Exterior; Pest Control; Pool Service; Roof Maintenance; Security
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec
Private Pool:
Parking: Assigned; Guest
Lot Description:
Subdiv. Amenities: Elevator; Exercise Room; Pool; Tennis
Exterior Features: Open Balcony; Shed; Tennis Court
Interior Features: Elevator

Waterfront Details: No Fixed Bridges; River
View: River
Private Pool:
Security: Gate - Manned; Lobby
Membership:
Cooling: Central
Heating: Central
Utilities: Cable

Restrict: Lease OK; < 20 lb Pet; Other
HOPA: No Hopa
Boat Services: Dock Available
Guest House:
Taxes: Homestead
Terms Considered: Cash; Conventional
Mobile Features:

Directions: DAVIE BLVD EAST , NORTH ON 9TH AVENUE, TO RIVER REACH ENTRANCE ON LEFT.

Public Remarks: TASTEFULLY REMODELED CORNER, ASTOR MODEL (1500 SQ FT UNDER AIR) WITH COVERED PARKING! BREATHTAKING POOL & NEW RIVER WATER VIEWS FROM PRIVATE PATIO. UPDATED KITCHEN EQUIPPED WITH TOP OF LINE SS APPLIANCES INC WINE COOLER,CUSTOM OVERSIZED CABINETRY W/ADDITIONAL STORAGE AND GRANITE COUNTERTOPS. THIS OPEN FLOOR PLAN OFFERS DESIGNER DECOR INC NEW FIXTURES/NEW WINDOW COVERINGS/NEW FLOORING AND NEW PAINT. CUSTOM BUILT IN CLOSETS. 2 STORAGE SHEDS IN GARAGE AND 2 STORAGE FACILITIES ON FLOOR INCLUDED. 24 HR GUARDHOUSE & SECURITY, MANAGEMENT ON SITE, DOCK SPACE AVAILABLE, HEATED SWIMMING POOLS, TENNIS COURT, GYM, KAYAK AND BIKE STORAGE. 2 SMALL PETS ALLOWED UNDER 20 LBS. MINUTES TO DOWNTOWN, LAS OLAS AREA AND LAUDERDALE BEACH. BOATERS DREAM!! CORNER UNIT OVERLOOKS WATER!!

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Residential Customer Report

Address: 3090 NE 48th Street 208, Fort Lauderdale, FL 33308

MLS#: RX-10378413

St: Active List Price: \$335,000



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494213aa0080
Subdivision: WILLIAMSBURG CONDO
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 248.15
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock: 30 feet
Private Pool: No
Baths - Total: 2
Garage Spaces: 0

Legal Desc: WILLIAMSBURG CONDO UNIT 8 & DOCK SPACES 6,7,8

Short Sale: No

Short Sale Add: No

REO: No

Master Bedroom			15	X	12	Living Room			14	X	12	Kitchen			9	X	12
SqFt - Living: 1,350			SqFt - Total: 1,350			Guest Hse:			Yr Blt: 1964			Pool Size:					
BD: 2			FB: 2			Baths - Half: 0			Yr Blt Des: Resale			Pets Allowed: No					
Baths - Total: 2			Year Built: 1964			Front Exp: N											

Bldg #:	Governing Bodies: Condo	Membership Fee Amount:	Serial #:
Total Floors/Stories: 3	Land Lease:	HOA/POA/COA (Monthly): 510	Tax Year: 2016
Total Units in Bldg: 18	Recreation Lease:		Taxes: 2,201.08
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt: No
Unit Floor #: 2	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal; Ocean Access; Seawall; Canal Width 81 - 120	Restrict: Buyer Approval; Lease OK; No Lease 1st Year; No Pets
Construction: Concrete	View: Canal; Intracoastal	HOPA: No Hopa
Unit Desc: Exterior Catwalk; Multi-Level	Private Pool:	Boat Services: Private Dock; Electric Available; Water Available; No Wake Zone
Flooring: Carpet	Security:	Guest House:
Furnished: Unfurnished	Membership:	Taxes: City/County
Dining Area: Dining-Living	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Cash; Conventional
Guest House:	Heating: Central; Electric; Heat Pump-Reverse	Mobile Features:
Roof: Barrel; Concrete Tile	Utilities: Cable; Electric Service Available; Public Sewer; Public Water;	
Special Info:	Underground	

Rooms: Attic; Family; Laundry-Util/Closet; Storage
Master Bedroom/Bath: 2 Master Baths
Dining Area: Dining-Living
Window Treatments: Blinds; Single Hung Metal; Verticals
Maintenance Fee Incl: Elevator; Insurance-Bldg; Janitor; Laundry Facilities; Lawn Care; Legal/Accounting; Maintenance-Exterior; Management Fees; Parking; Pest Control; Pool Service; Roof Maintenance; Sewer; Trash Removal; Water
Equip/Appl Included: Dishwasher; Fire Alarm; Microwave; Range - Electric; Refrigerator; Wall Oven
Private Pool:
Parking: Assigned; Guest
Lot Description: East of US-1
Subdiv. Amenities: Boating; Common Laundry; Community Room; Elevator; Extra Storage; Lobby; Pool; Street Lights
Exterior Features: Exterior W/D Hookup
Interior Features: Built-in Shelves; Custom Mirror; Entry Lvl Lvng Area; French Door; Walk-in Closet

Directions: Commercial Blvd. East to Bayview Dr. Turn south onto Bayview then take the second left which is NE 48th St. and the Williamsburg is the last building on the south side of the street.
Public Remarks: Waterfront residence in The Williamsburg, a lovely 18 unit building in upscale Coral Ridge, minutes to the Commercial Blvd fishing pier, beach, shops & restaurants. Gorgeous views

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Residential Customer Report

Address: 1770 E Las Olas Boulevard 607, Fort Lauderdale, FL 33301

MLS#: FX-10051281

St: Active

List Price: \$335,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504211AG0390
Subdivision: Las Olas Villas
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 325.24
Waterfront: Yes
Waterfrontage:
Legal Desc: LAS OLAS VILLAS CONDO UNIT 607

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Short Sale Add:

REO: No

SqFt - Living: 1,030	SqFt - Total: 1,030	Guest Hse:	Yr Blt: 1979	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1979	Front Exp: W		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 6	Land Lease: 0	HOA/POA/COA (Monthly): 358	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 4,598
Ttl Units in Complex:	Min Days to Lease: 180	Brand Name:	Special Assmnt:
Unit Floor #: 6	Application Fee: 100	Mobile Home Size:	

Design: Courtyard	Waterfront Details: Interior Canal; Ocean Access; Canal Width 81 - 120; Canal Width 121+	Restrict: None; Other
Construction: CBS	View: Canal; Pool	HOPA: Yes-Unverified
Unit Desc: Corner	Private Pool: Heated	Boat Services: Common Dock
Flooring: Other	Security: Entry Card; Lobby	Guest House:
Furnished:	Membership:	Taxes: No Homestead
Dining Area: Dining-Living	Cooling: Ceiling Fan; Electric	Terms Considered: Conventional
Guest House:	Heating: Electric	Mobile Features:
Roof:	Utilities:	
Special Info:		

Rooms: Family; Laundry-Util/Closet; Storage
Master Bedroom/Bath: Whirlpool Spa
Dining Area: Dining-Living
Window Treatments: Impact Glass
Maintenance Fee Incl: Common Areas; Elevator; Insurance-Other; Laundry Facilities; Legal/Accounting; Maintenance-Exterior; Parking; Pool Service; Trash Removal
Equip/Appl Included: Dishwasher; Range - Electric; Refrigerator
Private Pool: Heated
Parking: Assigned; Carport - Attached; Covered; Garage - Attached
Lot Description:
Subdiv. Amenities: Bike Storage; Boating; Common Laundry; Elevator; Extra Storage; Picnic Area; Pool
Exterior Features:
Interior Features: Elevator

Directions: East toward beach on corner of Las Olas and Bontona Drive.
Public Remarks: Fully remodeled, bright with east and south exposures corner unit. All furnishings included. Quiet with no street exposure. Impact windows, new kitchen and baths, porcelain floors throughout, spacious rooms and 9' ceilings. Spectacular views from every room. Boutique building with very low maintenance fees. Covered parking close to elevator. Easy walk to shops and restaurants and to beach. Dock and water access. Pool. Best value for turnkey condo in Las Olas. Easy to show.
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Residential Customer Report

Address: 1947 SW 28th Avenue, Fort Lauderdale, FL 33312

MLS#: AX-10308963

St: Active

List Price: \$335,950



Area: 3580
Geo Area: FTSW
County: Broward
Parcel ID: 504217060180
Subdivision: CHULA VISTA FIRST ADD REV
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 204.22
Waterfront: Yes
Waterfrontage: 75
Legal Desc: CHULA VISTA FIRST ADD REV 30-43 B LOT 2 S40 & LOT 3 N32.50 BLK 18

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 2

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom			14	X	12	Living Room			14	X	12	Kitchen			13	X	8
												Dining Area			12	X	9
SqFt - Living: 1,645			SqFt - Total: 1,800			Guest Hse:			Yr Blt: 1956						Pool Size:		
BD: 3			FB: 2			Baths - Half:			Yr Blt Des: New Construction						Pets Allowed: Yes		
Baths - Total: 2			Year Built: 1956			Front Exp: E											

Bldg #:	Governing Bodies:	Membership Fee Amount:	Serial #:
Total Floors/Stories:	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2016
Total Units in Bldg:	Recreation Lease:		Taxes: 4,902
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt:
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

Design: < 4 Floors	Waterfront Details: Interior Canal; One Bridge	Restrict: Lease OK
Construction: Block; Concrete	View: Canal	HOPA: Yes-Unverified
Unit Desc:	Private Pool:	Boat Services:
Flooring: Tile; Other	Security:	Guest House:
Furnished:	Membership:	Taxes: City/County; Homestead
Dining Area: Dining-Living; Eat-In Kitchen	Cooling: Ceiling Fan; Central	Terms Considered: Cash; FHA; VA
Guest House:	Heating: Electric	Mobile Features:
Roof:	Utilities: Public Water	
Special Info:		
Rooms: Den/Office		
Master Bedroom/Bath: Combo Tub/Shower		
Dining Area: Dining-Living; Eat-In Kitchen		
Window Treatments:		
Maintenance Fee Incl:		
Equip/Appl Included: Dishwasher; Dryer; Hookup; Range - Electric; Smoke Detector; Water Heater - Elec		
Private Pool:		
Parking: Covered; Drive - Circular; RV/Boat		
Lot Description: < 1/4 Acre		
Subdiv. Amenities:		
Exterior Features: Deck		
Interior Features: Fireplace(s); French Door; Walk-in Closet		

Directions: Davie Blvd to SW 31 Ave turn left ..go to SW 17 St.turn left ..then turn right on SW 28 Ave
Public Remarks: Charming, cozy, beautifully updated waterfront home, ocean access one fixed bridge, 3 bed 2 1/2 bath,large yard with french doors leading to oversize patio, ledgestone mock fireplace, wood laimate flooring, unique two story master bedroom suite, eat in kitchen, 46" wood cabinets, with custom island, S/S appliances, newer baths, sep laundry room,new texture and paint inside and out huge curved driveway and plenty of room to park your boat! all new lighting, nicely landscaped with mature trees.

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Residential Customer Report

Address: 3200 NE 36th Street 902, Fort Lauderdale, FL 33308

MLS#: FX-10082981

St: Active

List Price: \$338,000



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319NN1620
Subdivision: CORAL RIDGE TOWERS NORTH
Development Name: CORAL RIDGE TOWERS
Model Name:
Lot Dimensions:
List Price Sqft: 301.79
Waterfront: Yes
Waterfrontage:

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: CORAL RIDGE TOWERS NORTH CO-OP UNIT 902

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,120
BD: 2
Baths - Total: 2

SqFt - Total: 1,200
FB: 2
Year Built: 1963

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1963
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 17
Total Units in Bldg: 336
Ttl Units in Complex:
Unit Floor #: 9

Governing Bodies: Co-Op
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 0
Application Fee: 125

Membership Fee Amount:
HOA/POA/COA (Monthly): 505

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 1,763
Special Assmnt:

Design:
Construction: CBS
Unit Desc: Interior Hallway
Flooring: Ceramic Tile; Wood Floor
Furnished: Unfurnished
Dining Area: Dining-Living
Guest House:

Waterfront Details: Intracoastal
View: Intracoastal
Private Pool: Heated
Security: Gate - Manned; Lobby; TV Camera
Membership:
Cooling: Central; Electric
Heating: Central; Electric
Utilities: Cable

Restrict: No Lease
HOPA: Yes-Verified
Boat Services: Common Dock
Guest House:
Taxes: Homestead
Terms Considered: Cash
Mobile Features:

Roof:
Special Info: Sold As-Is
Rooms: Storage
Master Bedroom/Bath:
Dining Area: Dining-Living
Window Treatments: Plantation Shutters
Maintenance Fee Incl: Cable; Common Areas; Maintenance-Exterior; Manager; Pest Control; Reserve Funds; Roof Maintenance; Security; Sewer; Trash Removal; Water
Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Smoke Detector; Water Heater - Elec
Private Pool: Heated
Parking: Assigned
Lot Description:
Subdiv. Amenities: Common Laundry; Community Room; Exercise Room; Extra Storage; Pool; Shuffleboard; Trash Chute
Exterior Features: Open Balcony
Interior Features:

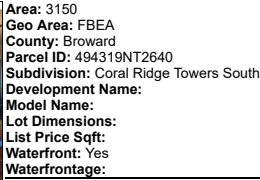
Directions: A1A north of Oakland park Blvd to NE 36 St to Intracoastal

Public Remarks: Amazing direct Intracoastal views by day... Breathtaking Sunset skyline views by night... This Exceptional residence has been expertly designed... From the quartz kitchen with stainless steel appliances and designer Cabinetry to the flawlessly remodeled bathrooms over the beautiful engineered wood floors... No detail has been overlooked in this Magnificent apartment...New central air, High Impact windows and balcony door... Take a look...You wont be disappointed...Steps to the beach & fine dining...

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Residential Customer Report

List Price: \$339,000



Area: 3150
Geo Area: FBFA
County: Broward
Parcel ID: 494319NT2640
Subdivision: Coral Ridge Towers South
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft:
Waterfront: Yes
Waterfrontage:
Legal Desc: CORAL RIDGE TOWERS SOUTH CO-OP UNIT 1415

Type: Single Family Detached
Lot Dimensions:
Type: Single Family Detached
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

REO: No

Pool Size:
Pets Allowed: Yes

Serial #:
Tax Year: 2016
Taxes: 3,763
Special Assmnt:

Design: Construction: Block; Concrete Unit Desc: Lobby Flooring: Tile Furnished: Dining Area: Dining-Living Guest House: Roof: Special Info: Rooms: Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Sitting; Whirlpool Spa Dining Area: Dining-Living Window Treatments: Plantation Shutters Maintenance Fee Incl: Cable; Laundry Facilities; Lawn Care; Pest Control; Pool Service; Recrtnal Facility; Reserve Funds; Security; Sewer; Trash Removal; Water Equip/Apppl Included: Dishwasher; Disposal; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Water Heater - Elec Private Pool: Heated Parking: Assigned; Guest Lot Description: Subdiv. Amenities: Cabana; Clubhouse; Common Laundry; Community Room; Exercise Room; Extra Storage; Library; Street Lights Exterior Features: Open Balcony Interior Features: Built-in Shelves; Closet Cabinets; Cook Island; Elevator; Foyer; Pantry; Walk-in Closet	Waterfront Details: Oceanfront View: Ocean Private Pool: Heated Security: Doorman; Gate - Manned; Lobby Membership: Cooling: Central; Electric Heating: Central; Electric Utilities: Cable	Restrict: No Lease; Pet Restrictions; Other HOPA: Yes-Unverified Boat Services: Guest House: Taxes: Terms Considered: Cash Mobile Features:
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Directions: Oakland Park Blvd east to ocean, left on A1A, left on NE 34 St, building on corner of NE 34 St and A1A.

Public Remarks: One of the loveliest apartments in this luxury 55 plus ocean complex, this southeast corner 14th floor unit has sweeping ocean views from every room. This apartment has been completely renovated with no expense spared and no detail left unattended - impact windows, porcelain floors, designer kitchen, top shelf appliances, floor to ceiling stone bathrooms with walk-in shower and soaking whirlpool tub, plantation shutters, recessed lighting, custom molding, walk-in California closets and the list goes on.

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Residential Customer Report

Address: 1101 River Reach Drive 516, Fort Lauderdale, FL 33315

MLS#: FX-10087633

St: Active

List Price: \$339,000



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504209AH0850
Subdivision: RIVER REACH
Development Name: RIVER REACH
Model Name: ASTOR
Lot Dimensions:
List Price Sqft: 226
Waterfront: Yes
Waterfrontage:
Legal Desc: RIVER REACH #3 CONDO UNIT 516

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	17	X	13	Living Room	28	X	15	Patio/Balcony	28	X	5	Kitchen	17	X	8					
Bedroom 2	14	X	11																	
SqFt - Living: 1,500	SqFt - Total: 1,668			Guest Hse:	Yr Blt: 1982			Pool Size:			Pets Allowed: Yes									
BD: 2	FB: 2			Baths - Half:	Yr Blt Des: Resale															
Baths - Total: 2	Year Built: 1982			Front Exp: S																

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 5	Land Lease: 0	HOA/POA/COA (Monthly): 729	Tax Year: 2016
Total Units in Bldg: 88	Recreation Lease: 0		Taxes: 4,234
Ttl Units in Complex: 574	Min Days to Lease: 180	Brand Name:	Special Assmnt:
Unit Floor #: 5	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; River	Restrict: Lease OK; Lease OK w/Restrict; Maximum # Vehicles; < 20 lb Pet
Construction: Block; Concrete	View: Canal; Garden	HOPA: No Hopa
Unit Desc: Interior Hallway; Lobby	Private Pool: Heated	Boat Services: Common Dock
Flooring: Wood Floor	Security: Gate - Manned; Private Guard	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Dining-Living	Cooling: Ceiling Fan; Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms:		
Master Bedroom/Bath:		
Dining Area: Dining-Living		
Window Treatments: Sliding		
Maintenance Fee Incl: Cable; Common Areas; Insurance-Other; Lawn Care; Maintenance-Exterior; Pest Control; Pool Service; Recrtnl Facility; Reserve Funds; Roof Maintenance; Security; Sewer; Trash Removal; Water		
Equip/Apppl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Water Heater - Elec		
Private Pool: Heated		
Parking: Assigned; Covered; Under Building		
Lot Description:		
Subdiv. Amenities: Bike Storage; Boating; Clubhouse; Elevator; Exercise Room; Extra Storage; Picnic Area; Pool; Tennis; Trash Chute		
Exterior Features: Open Balcony; Tennis Court		
Interior Features: Split Bedroom; Walk-in Closet		
Directions: DAVIE BLVD TO SW 9 AVE - GO NORTH APPROX 2 BLOCKS TO RIVER REACH GATE ON LEFT.		
Public Remarks: BEAUTIFUL "ASTOR" MODEL - LARGEST MODEL IN RIVER REACH! 1,500 SQ. FT. UNDER AIR & COVERED PARKING! NEW WOOD FLOORS, NEW A/C IN 2017, NEW HOT WATER HEATER IN 2015. REMODELED KITCHEN & BATHROOMS, SMOOTH CEILINGS, CROWN MOLDINGS, CLOSET SYSTEMS, WINE REFRIGERATOR & ELECTRIC FIREPLACE. GATED WATERFRONT COMMUNITY WITH 24 HR MANNED GUARDHOUSE, HEATED POOLS, TENNIS, GYM & KAYAK RACKS. 2 SM PETS -20 LBS OK, DOCK AS AVAIL. MINUTES TO DOWNTOWN/LAS OLAS, BEACHES, RESTAURANTS, SHOPPING, AIRPORT, EXPRESSWAYS.		

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Residential Customer Report

Address: 818 SE 4th Street 404, Fort Lauderdale, FL 33301

MLS#: FX-10073319

St: Active

List Price: \$339,900



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504211AA0190
Subdivision: RIVERCREST
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 261.46
Waterfront: Yes
Waterfrontage:

Legal Desc: RIVERCREST APT CONDO APT 404

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,300
BD: 2
Baths - Total: 2

SqFt - Total: 1,300
FB: 2
Year Built: 1963

Guest Hse:
Baths - Half:
Front Exp: S

Yr Blt: 1963
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 5
Total Units in Bldg: 25
Ttl Units in Complex: 25
Unit Floor #: 4

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 365
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 541.33

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 6,576
Special Assmnt:

Design:
Construction: Block; Concrete
Unit Desc: Exterior Catwalk
Flooring: Carpet; Wood Floor
Furnished: Unfurnished
Dining Area: Dining-Living
Guest House:
Roof:
Special Info: Sold As-Is
Rooms: Glass Porch; Storage
Master Bedroom/Bath:
Dining Area: Dining-Living
Window Treatments:
Maintenance Fee Incl: Common Areas; Elevator; Insurance-Other; Laundry Facilities; Lawn Care; Maintenance-Exterior; Reserve Funds; Roof Maintenance; Sewer; Trash Removal; Water
Equip/Appl Included: Disposal; Range - Electric; Refrigerator
Private Pool:
Parking: Assigned; Carport - Detached; Covered
Lot Description:
Subdiv. Amenities: Common Laundry; Elevator; Extra Storage; Picnic Area; Pool; Street Lights
Exterior Features: Screen Porch
Interior Features:

Waterfront Details: Canal Width 121+
View: Canal
Private Pool:
Security:
Membership:
Cooling: Central
Heating: Central
Utilities: Cable

Restrict: Maximum # Vehicles; No Lease 1st Year
HOPA: No Hopa
Boat Services:
Guest House:
Taxes:
Terms Considered: Conventional
Mobile Features:

Directions: ONE BLOCK SOUTH OF LAS OLAS & ONE BLOCK EAST OF THE RIVERFRONT HOTEL TWO BLOCKS EAST OF FEDERAL HWY.
Public Remarks: WOW! WHAT A VIEW OF THE NEW RIVER! EVERY DAY IT'S A BOAT PARADE! LOCATED ONE BLOCK SOUTH OF THE NIGHTLIFE AND RESTAURANTS OF LAS OLAS, YET STILL A QUIET RESIDENTIAL ATMOSPHERE. ALL IMPACT WINDOWS ACROSS BACK OF THE UNIT. RAISE THE WINDOWS AND YOU CAN STILL USE YOUR SCREENED IN BALCONY. COVERED PARKING SPOT. WATER TAXI STOPS ONE BLOCK EAST. LARGE 2 BED/2 FULL BATH UNIT. UNIT IS ORIGINAL.... JUST WAITING FOR YOU TO MAKE IT YOURS! SECURE ELEVATOR. SORRY, NO PETS. RESERVES.

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Residential Customer Report

Address: 3050 NE 47 Court 203, Fort Lauderdale, FL 33308

MLS#: FX-10053787

St: Active

List Price: \$339,900



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494318AG0090
Subdivision: THE WINSTON HOUSE
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 190.85
Waterfront: Yes
Waterfrontage:
Legal Desc: The Winston Condo unit 203

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,781	SqFt - Total:	Guest Hse:	Yr Blt: 1970	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: No
Baths - Total: 2	Year Built: 1970	Front Exp: N		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount: 0	Serial #:
Total Floors/Stories: 6	Land Lease: 0	HOA/POA/COA (Monthly): 478	Tax Year: 2016
Total Units in Bldg: 46	Recreation Lease: 0		Taxes: 3,084
Ttl Units in Complex: 46	Min Days to Lease: 0	Brand Name:	Special Assmnt:
Unit Floor #: 2	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Canal Width 1 - 80	Restrict: No Lease; Pet Restrictions
Construction: Block; Concrete	View: Canal; Pool	HOPA: No Hopa
Unit Desc:	Private Pool: Heated	Boat Services: Common Dock
Flooring: Carpet; Tile	Security: TV Camera	Guest House:
Furnished:	Membership:	Taxes: Homestead
Dining Area: Breakfast Area; Formal	Cooling: Ceiling Fan; Central	Terms Considered: Conventional; FHA
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms: Florida; Storage		
Master Bedroom/Bath: Combo Tub/Shower; Mstr Bdrm - Ground		
Dining Area: Breakfast Area; Formal		
Window Treatments: Blinds		
Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Lawn Care; Legal/Accounting; Maintenance-Exterior; Parking; Pest Control; Pool Service; Roof Maintenance; Sewer; Trash Removal; Water		
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool: Heated		
Parking: 2+ Spaces; Deeded; Garage - Attached; Under Building		
Lot Description:		
Subdiv. Amenities: Bike Storage; Boating; Community Room; Elevator; Street Lights		
Exterior Features: Deck; Open Porch		
Interior Features: Custom Mirror; Elevator; Entry Lvl Lvng Area; Walk-in Closet		
Directions: COMMERCIAL BLVD. EAST TO BAYVIEW DR. THEN SOUTH TO 47 COURT THEN EAST TO GRAY & WHITE BUILDING ON RIGHT.		
Public Remarks: METICULOUSLY MAINTAINED UNIT IN BOUTIQUE BUILDING IN EXCLUSIVE CORAL RIDGE. IDEAL LOCATION, A SHORT WALK TO THE BEACH, SHOPS, FUN IN LAUDERDALE-BY-THE-SEA. EASY ACCESS TO MAJOR HIGHWAYS, SHOPPING, RSTURANTS. SPACIOUS WATERFRONT UNIT OVERLOOKING CANAL AND POOL WITH BEAUTIFUL VIEWS OF GALT OCEAN MILE. LAUNDRY ROOM IN UNIT WITH WASHER/DRYER AND NEWER A/C. UNIT COMES WITH DEEDED GARAGE PARKING. BUILDING HAS HEALTHY RESERVES, NO UPCOMING ASSESSMENTS. DON'T MISS YOUR OPPORTUNITY TO LIVE IN THIS PRIME LOCATION.		
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Residential Customer Report

Address: 340 NE Sunset Drive 1506 BONUS, Fort Lauderdale, FL 33301

MLS#: AX-10204022

St: Active

List Price: \$340,000



Area: 3280
Geo Area: FTSE
County: Broward
Parcel ID: 504212BC1320
Subdivision: ESSEX TOWER
Development Name: ESSEX TOWER
Model Name:
Lot Dimensions:
List Price Sqft: 279.15
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: ESSEX TOWER CONDO UNIT 1506

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,218
BD: 2
Baths - Total: 2

SqFt - Total: 1,218
FB: 2
Year Built: 1978

Guest Hse:
Baths - Half:
Front Exp: NE

Yr Blt: 1978
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 18
Total Units in Bldg: 170
Ttl Units in Complex:
Unit Floor #: 15

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 365
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 645

Serial #:
Tax Year: 2015
Taxes: 5,188
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design:
Construction: Block; Concrete
Unit Desc: Interior Hallway; Lobby
Flooring: Carpet; Vinyl Floor
Furnished: Unfurnished
Dining Area: Dining-Living
Guest House:
Roof:
Special Info: Corporate Owned; Sold As-Is
Rooms:

Waterfront Details: Intracoastal; Oceanfront
View: Ocean
Private Pool: Heated
Security: Doorman; Lobby
Membership:
Cooling: Central
Heating: Central
Utilities: Cable

Restrict: No Truck/RV; < 20 lb Pet
HOPA: No Hopa
Boat Services:
Guest House:
Taxes:
Terms Considered: Cash; Conventional
Mobile Features:

Master Bedroom/Bath: Combo Tub/Shower; Whirlpool Spa

Dining Area: Dining-Living

Window Treatments:

Maintenance Fee Incl: Cable; Common Areas; Elevator; Laundry Facilities; Maintenance-Exterior; Parking; Pest Control; Pool Service; Recrtnl Facility; Security; Sewer; Trash Removal; Water

Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Water Heater - Elec
Private Back: Unlocked

Private Pool: Heated
Parking: Assigned: C

Lot Description:

Subdiv Amenities:

Exterior Features: Open Balcony

Interior Features: Elevator, Pantry

Directions: EAST LAS OLAS BOULEVARD

Public Remarks: BEAUTIFULLY RENOVATED 15TH FLOOR UNIT WITH AMAZING OCEAN, INTERCOASTAL AND CITY VIEWS FROM ALL ROOMS! LOTS OF CLOSET & STORAGE SPACE. COVERED PARKING, HEATED POOL, GYM, SAUNA & SO MUCH MORE! WALK TO LAS OLAS BEACH, SHOPS & RESTAURANTS. 1 SMALL PET 20 POUNDS OR LESS IS WELCOME!

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Residential Customer Report

Address: 3090 NE 48th Street 103, Fort Lauderdale, FL 33308

MLS#: FX-10072535

St: Active

List Price: \$340,000



Area: 3250
Geo Area: FTNE
County: Broward
Parcel ID: 494213AA0030
Subdivision: WILLIAMSBURG CONDO
Development Name: WILLIAMSBURG CONDO
Model Name:
Lot Dimensions:
List Price Sqft: 323.19
Waterfront: Yes
Waterfrontage:
Legal Desc: WILLIAMSBURG CONDO UNIT 3

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale: No **Short Sale Add:** **REO:** No

SqFt - Living: 1,052 BD: 2 Baths - Total: 2	SqFt - Total: 1,052 FB: 2 Year Built: 1964	Guest Hse: Baths - Half: Front Exp: W	Yr Blt: 1964 Yr Blt Des: Resale	Pool Size: Pets Allowed: No
--	---	--	--	--

Bldg #: Total Floors/Stories: 3 Total Units in Bldg: Ttl Units in Complex: Unit Floor #: 1	Governing Bodies: Condominium Land Lease: 0 Recreation Lease: 0 Min Days to Lease: 1 YR Application Fee: 100	Membership Fee Amount: 0 HOA/POA/COA (Monthly): 509.33 Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2015 Taxes: 2,064 Special Assmnt:
---	---	--	--

Design: Courtyard Construction: Block; Concrete Unit Desc: Corner Flooring: Tile; Other Furnished: Furniture Negotiable Dining Area: Dining-Florida; Formal; Snack Bar Guest House: Roof: Special Info: Sold As-Is	Waterfront Details: Interior Canal; No Fixed Bridges; Ocean Access; Canal Width 1 - 80 View: Canal; Intracoastal Private Pool: Heated Security: Security Sys-Leased Membership: Cooling: Ceiling Fan; Central; Electric Heating: Electric Utilities: Cable	Restrict: No Lease 1st Year HOPA: No Hopa Boat Services: Dock Available Guest House: Taxes: Homestead Terms Considered: Conventional Mobile Features:
---	---	--

Rooms: Florida; Glass Porch; Great; Storage
Master Bedroom/Bath: Mstr Bdrm - Ground
Dining Area: Dining-Florida; Formal; Snack Bar
Window Treatments: Blinds; Plantation Shutters
Maintenance Fee Incl: Common Areas; Elevator; Insurance-Other; Lawn Care; Legal/Accounting; Maintenance-Exterior; Manager; Parking; Pest Control; Pool Service; Sewer; Trash Removal; Water
Equip/Appl Included: Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Wall Oven; Washer; Water Heater - Elec
Private Pool: Heated
Parking: Assigned; Guest
Lot Description:
Subdiv. Amenities: Boating; Community Room; Elevator; Extra Storage; Picnic Area; Pool
Exterior Features:
Interior Features: Entry Lvl Lvng Area; Foyer; Pantry; Roman Tub; Walk-in Closet

Directions: US 1 to Commercial Blvd., east on Commercial to Bayview Drive, South on Bayview Drive to 48th Street, complex on right hand side.
Public Remarks: Luxury waterfront first floor remodeled condo unit in Coral Ridge Country Club Estates! Less than 1 mile from the beach. Spacious, bright and neutral colors throughout; sliding glass doors overlooking water and ICW, beautiful kitchen with granite countertops, SS appliances, newer A/C and hot water heater, closets galore, W/D in unit, oversized Jacuzzi tub in bath, tile & pergo flooring throughout, being sold "AS-IS." Heated community pool, storage area, assigned parking and dock space when available.

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Residential Customer Report

Address: 610 W Las Olas Boulevard 1515, Fort Lauderdale, FL 33312

MLS#: AX-10356918

St: Active

List Price: \$344,900



Area: 3500
Geo Area: FTSW
County: Broward
Parcel ID: 504210BB1260
Subdivision: The Symphony
Development Name: The Symphony
Model Name:
Lot Dimensions:
List Price Sqft: 319.35
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: SYMPHONY NORTH CONDO UNIT 1515-N

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,080
BD: 2
Baths - Total: 2

SqFt - Total: 1,080
FB: 2
Year Built: 2005

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 2005
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 21
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #: 15

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 30
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 714

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 5,844
Special Assmnt:

Design:
Construction: Block; Concrete
Unit Desc:
Flooring: Carpet; Tile
Furnished:
Dining Area:
Guest House:
Roof:
Special Info:
Rooms:

Master Bedroom/Bath: Mstr Bdrm - Ground

Dining Area:

Window Treatments:

Maintenance Fee Incl: Cable; Common Areas; Elevator; Maintenance-Exterior; Manager; Parking; Sewer; Trash Removal; Water

Equip/Appl Included: Dishwasher; Dryer; Refrigerator; Washer

Private Pool:

Parking: Assigned; Covered

Lot Description:

Subdiv. Amenities: Pool

Exterior Features: Open Balcony

Interior Features:

Waterfront Details: River
View: River
Private Pool:
Security: Doorman; Entry Card
Membership:
Cooling: Central
Heating: Other
Utilities: Cable

Restrict: Other
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: City/County
Terms Considered: Cash; Conventional
Mobile Features:

Directions:

Public Remarks: Enjoy living above it all with New River & City views in this beautiful residence on the 15th floor. This unit can be purchased furnished. Kitchen has custom cabinetry, granite countertops, & stainless steel appliances. Spacious living area. Washer / dryer in the unit! Lots of natural light from oversized sliders leading out to a large private balcony. Two large bedrooms with plenty of closet space. Five star building with resort pool, fitness center, spa, movie theater, elegant lobby, security, & much more!

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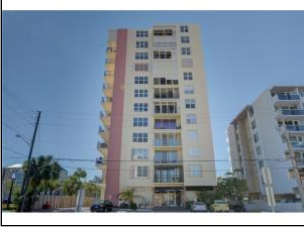
Residential Customer Report

Address: 3233 NE 32nd Avenue 702, Fort Lauderdale, FL 33308

MLS#: FX-10091753

St: Active

List Price: \$345,000



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319AL0220
Subdivision: THE CONTINENTAL
Development Name: Continental
Model Name:
Lot Dimensions:
List Price Sqft: 246.43
Waterfront: Yes
Waterfrontage:

Legal Desc: THE CONTINENTAL CONDO UNIT 702

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,400

BD: 2

Baths - Total: 2

SqFt - Total: 1,400

FB: 2

Year Built: 1970

Guest Hse:

Baths - Half:

Front Exp: SE

Yr Blt: 1970

Yr Blt Des: Resale

Pool Size:

Pets Allowed: No

Bldg #:
Total Floors/Stories: 10
Total Units in Bldg: 44
Ttl Units in Complex:
Unit Floor #: 7

Governing Bodies: Condominium

Land Lease: 0

Recreation Lease: 0

Min Days to Lease: 90

Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 397

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 5,540
Special Assmnt:

Design:
Construction: Block; Brick; Concrete
Unit Desc:
Flooring: Tile
Furnished: Unfurnished
Dining Area: Dining Family; Dining-Florida; Dining-Living
Guest House:
Roof:
Special Info: Foreign Seller; Sold As-Is
Rooms:
Master Bedroom/Bath: 2 Master Baths; Combo Tub/Shower
Dining Area: Dining Family; Dining-Florida; Dining-Living
Window Treatments: Plantation Shutters
Maintenance Fee Incl: Common Areas; Elevator; Insurance-Other; Laundry Facilities; Maintenance-Exterior; Parking; Reserve Funds; Roof Maintenance; Sewer; Trash Removal; Water
Equip/Appl Included: Dishwasher; Microwave; Range - Electric; Refrigerator
Private Pool: Heated
Parking: Assigned
Lot Description:
Subdiv. Amenities: Common Laundry; Community Room; Elevator; Picnic Area; Trash Chute
Exterior Features: Open Balcony
Interior Features:

Waterfront Details: Intracoastal
View: Intracoastal; Ocean
Private Pool: Heated
Security: Entry Phone; Lobby
Membership:
Cooling: Ceiling Fan; Central; Electric
Heating: Central; Electric
Utilities:

Restrict: Lease OK; Maximum # Vehicles; No Lease 1st Year; No Truck/RV
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: No Homestead
Terms Considered: Conventional
Mobile Features:

Directions:
Public Remarks: This is the ONE!! Spacious 2/2 condo, from your 7th floor open patio, enjoy a stunning intercoastal and ocean view, impact doors & windows, porcelain tile, granite counter top, custom window treatments, Water view from every windows in the unit, laundry room on same floor, heated pool, BBQ are, boutique building only 44 units, Prime location, walking distance to the beach, restaurants, shopping & entertainment. No other unit like this in the area. This condo can be your own piece of paradise in Florida!

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Residential Customer Report

Address: 1750 S Ocean Boulevard 504E, Lauderdale By The Se, FL 33062

MLS#: FX-10005918

St: Active

List Price: \$345,000



Area: 3121
Geo Area: NBEA
County: Broward
Parcel ID: 494307AC0400
Subdivision: Jade Beach Villas East
Development Name: Jade Beach Villas
Model Name:
Lot Dimensions:
List Price Sqft: 365.08
Waterfront: Yes
Waterfrontage:
Legal Desc: JADE BEACH VILLAS CONDO UNIT 504 BLDG EAST
Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 945	SqFt - Total: 945	Guest Hse:	Yr Blt: 1965	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 1965	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 5	Land Lease: 0	HOA/POA/COA (Monthly): 390	Tax Year: 2015
Total Units in Bldg: 45	Recreation Lease: 0		Taxes: 3,405
Ttl Units in Complex: 45	Min Days to Lease: 30	Brand Name:	Special Assmnt:
Unit Floor #: 5	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design: Courtyard	Waterfront Details: Oceanfront	Restrict: Lease OK; Lease OK w/Restrict
Construction: CBS	View: Garden; Ocean; Pool	HOPA: No Hopa
Unit Desc: Exterior Catwalk	Private Pool: Heated	Boat Services:
Flooring: Carpet; Ceramic Tile	Security: Entry Phone	Guest House:
Furnished: Unfurnished	Membership:	Taxes:
Dining Area:	Cooling: Ceiling Fan; Electric	Terms Considered: Conventional
Guest House:	Heating: Electric	Mobile Features:
Roof:	Utilities:	
Special Info:		
Rooms:		
Master Bedroom/Bath: Combo Tub/Shower		
Dining Area:		
Window Treatments: Blinds; Plantation Shutters		
Maintenance Fee Incl: Common Areas; Elevator; Insurance-Other; Laundry Facilities; Lawn Care; Parking; Pool Service; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Washer		
Private Pool: Heated		
Parking: 2+ Spaces		
Lot Description:		
Subdiv. Amenities: Common Laundry; Elevator; Extra Storage; Picnic Area; Pool		
Exterior Features: Open Balcony; Open Porch; Shutters		
Interior Features: Built-in Shelves; Closet Cabinets		

Directions: On A1A south of Atlantic Boulevard on East side, North of Commercial Boulevard on East side.
Public Remarks: Beautiful oceanfront 2 bedroom 2 bath renovated, bright condominium in wonderful Lauderdale by the Sea. Updated kitchen and bathrooms, tile floor, coffered ceilings with lights, detailed crown molding throughout, built ins, washer dryer in unit , plantation shutters, extra storage, entry lobby security, heated pool, barbeque area. A MUST SEE!!

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Residential Customer Report

Address: 2670 E Sunrise Boulevard 1234, Fort Lauderdale, FL 33304

MLS#: FX-10046588

St: Active

List Price: \$345,900



Area: 3260
Geo Area: FTNE
County: Broward
Parcel ID: 504201BA2110
Subdivision: DOUBLETREE GALLERY ONE
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 332.6
Waterfront: Yes
Waterfrontage:
Legal Desc: GALLERY ONE CONDO UNIT 1234
Short Sale: No

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Short Sale Add:

REO: No

SqFt - Living: 1,040	SqFt - Total: 1,040	Guest Hse:	Yr Blt: 1986	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: New Construction	Pets Allowed: No
Baths - Total: 2	Year Built: 1986	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 14	Land Lease: 0	HOA/POA/COA (Monthly): 1,200	Tax Year: 2015
Total Units in Bldg:	Recreation Lease: 0		Taxes: 6,017
Ttl Units in Complex:	Min Days to Lease: 1	Brand Name:	Special Assmnt:
Unit Floor #: 12	Application Fee: 150	Mobile Home Size:	
		Decal #:	

Design: Construction: Block; Concrete Unit Desc: Corner Flooring: Carpet; Tile Furnished: Dining Area: Breakfast Area Guest House: Roof: Special Info: Rooms: Family Master Bedroom/Bath: 2 Master Baths; Separate Shower; Separate Tub Dining Area: Breakfast Area Window Treatments: Drapes Maintenance Fee Incl: Cable; Common Areas; Electric; Hot Water; Insurance-Other; Laundry Facilities; Lawn Care; Maintenance-Exterior; Manager; Pool Service; Sewer; Trash Removal; Water Equip/APpl Included: Dishwasher; Disposal; Fire Alarm; Range - Electric; Refrigerator Private Pool: Heated Parking: Assigned; Covered Lot Description: Subdiv. Amenities: Boating; Business Center; Cabana; Common Laundry; Elevator; Exercise Room; Picnic Area; Pool; Spa-Hot Tub; Street Lights Exterior Features: Deck; Open Balcony Interior Features: Foyer; Split Bedroom	Waterfront Details: Intracoastal View: Intracoastal; Ocean Private Pool: Heated Security: Doorman; Lobby; TV Camera Membership: Cooling: Central Heating: Central; Electric Utilities:	Restrict: Lease OK; Lease OK w/Restrict HOPA: No Hopa Boat Services: Common Dock Guest House: Taxes: Terms Considered: Conventional; FHA; VA Mobile Features:
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Directions: LOCATED ON THE INTRACOASTAL, JUST EAST OF GALLERIA MALL ON SUNRISE BLVD.
Public Remarks: DOUBLETREE GALLERY ONE CONDO-LEVEL 2/2 SUITE, STUNNING VIEWS OF INTRACOASTAL AND OCEAN. RENTS EASILY. PLENTY OF ROOM FOR LONG STAYS, SPLIT BEDROOMS. CONDO HAS MANY AMENITIES. WATERFRONT POOL, INSIDE AND OUTSIDE BARS, DECK, WATER TAXI PICK UP, GYM AND MORE. ONE VALET PARKING SPACE COMES WITH THE UNIT. VERY EASY TO RENT AND EVEN MORE EASY TO RELAX AND ENJOY!!!

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Residential Customer Report

Address: 511 SE 5th Avenue 1009, Fort Lauderdale, FL 33301

MLS#: AX-10045770

St: Active List Price: \$348,000

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool:
Baths - Total: 2
Garage Spaces: 1

Area: 3800
Geo Area: FTSE
County: Broward
Parcel ID: 504210BE0980
Subdivision: NURIVER LANDING
Development Name: NURIVER LANDING
Model Name:
Lot Dimensions:
List Price Sqft: 279.29
Waterfront: Yes
Waterfrontage:
Legal Desc: NURIVER LANDING CONDO UNIT 1009

Short Sale: No

Short Sale Add:

REO: No

Master Bedroom	12x15	X	Living Room	13x22	X	Dining Room	10x9	X	Kitchen	9x10	X
Bedroom 2	12x13	X									
SqFt - Living: 1,246	SqFt - Total: 1,246		Guest Hse:		Yr Blt: 2005		Pool Size:				
BD: 2	FB: 2		Baths - Half:		Yr Bit Des: Resale		Pets Allowed: Yes				
Baths - Total: 2	Year Built: 2005		Front Exp: S								

Bldg #:	Governing Bodies: Condo	Membership Fee Amount:	Serial #:
Total Floors/Stories: 25	Land Lease: 0	HOA/POA/COA (Monthly): 769	Tax Year: 2015
Total Units in Bldg:	Recreation Lease: 0		Taxes: 2,980
Ttl Units in Complex:	Min Days to Lease: 180	Brand Name:	Special Assmnt:
Unit Floor #: 10	Application Fee: 150	Mobile Home Size:	
		Decal #:	

Design: Courtyard
Construction: CBS
Unit Desc: Multi-Level
Flooring: Carpet; Tile
Furnished: Unfurnished
Dining Area: Dining-Living
Guest House:
Roof:
Special Info: Sold As-Is
Rooms:
Master Bedroom/Bath: Combo Tub/Shower
Dining Area: Dining-Living
Window Treatments: Blinds
Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Lawn Care; Maintenance-Exterior; Pool Service; Recrtnal Facility; Reserve Funds; Roof Maintenance; Security; Sewer; Trash Removal; Water
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer
Private Pool: Heated
Parking: Assigned; Carport - Attached
Lot Description:
Subdiv. Amenities: Basketball; Business Center; Clubhouse; Elevator; Exercise Room; Pool; Sauna; Spa-Hot Tub; Trash Chute
Exterior Features: Open Balcony
Interior Features: Entry Lvl Lvng Area; Roman Tub; Split Bedroom; Walk-in Closet

Waterfront Details: River
View: Other
Private Pool: Heated
Security: Doorman; Entry Card
Membership:
Cooling: Central
Heating: Central
Utilities:


Restrict: None; Other
HOPA: No Hopa
Boat Services:
Guest House:
Taxes:
Terms Considered: Cash; Conventional
Mobile Features:

Directions: 95 TO BROWARD, EAST TO SE 3RD AVE, SOUTH TO SE 7TH AVE. BUILDING OVER THE BRIDGE ON EAST SIDE.
Public Remarks: GORGEOUS, 2/2 DOWNTOWN FORT LAUDERDALE HIGH RISE CONDO. BUILDING FEATURES ROOF TOP POOL, FITNESS CENTER, INDOOR BASKETBALL AND RACQUETBALL COURTS, JACUZZI, SPA, CONFERENCE ROOM, AND BUSINESS CENTER. MINUTES WALK TO LAS OLAS NIGHT LIFE AND RESTAURANTS. NURIVERLANDING APPROVED FOR 5% DOWN PAYMENT . CALL FOR MORE INFO.

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Residential Customer Report

Address: 1620 S Ocean Boulevard 3J, Lauderdale By The Se, FL 33062



Area: 3121

Geo Area: NBEA

County: Broward

Parcel ID: 494307AK0280

Subdivision: Ocean Colony

Development Name:

Model Name:

Lot Dimensions:

List Price Sqft: 279.12

Waterfront: Yes

Waterfrontage:

Legal Desc: OCEAN COLONY CONDO UNIT 3J

Short Sale: No

MLS#: AX-10233780

St: Active

List Price: \$348,900

Type: Condo/Coop

Lot Dimensions:

Type: Condo/Coop

Dock:

Private Pool: No

Baths - Total: 2

Garage Spaces: 1

SqFt - Living: 1,250

BD: 2

Baths - Total: 2

SqFt - Total: 1,250

FB: 2

Year Built: 1970

Guest Hse:

Baths - Half:

Front Exp:

Yr Blt: 1970

Yr Blt Des: Resale

Pool Size:

Pets Allowed: No

Bldg #:

Total Floors/Stories: 16

Total Units in Bldg:

Ttl Units in Complex:

Unit Floor #: 3

Governing Bodies: Condominium

Land Lease: 0

Recreation Lease: 0

Min Days to Lease: 180

Application Fee: 100

Membership Fee Amount:

HOA/POA/COA (Monthly): 533.33

Brand Name:

Mobile Home Size:

Decal #:

Serial #:

Tax Year: 2016

Taxes: 4,449

Special Assmnt:

Design:

Construction: CBS

Unit Desc: Interior Hallway; Lobby

Flooring: Ceramic Tile

Furnished:

Dining Area: Dining-Living

Guest House:

Roof:

Special Info:

Rooms:

Master Bedroom/Bath:

Dining Area: Dining-Living

Window Treatments:

Maintenance Fee Incl: Common Areas; Elevator; Insurance-Other; Lawn Care; Maintenance-Exterior; Pest Control; Pool Service; Security; Sewer; Trash Removal; Water

Equip/Appl Included: Dishwasher; Disposal; Dryer; Range - Electric; Refrigerator; Water Heater - Elec

Private Pool:

Parking: Assigned; Covered; Guest

Lot Description:

Subdiv. Amenities: Bike Storage; Exercise Room; Picnic Area; Sauna; Street Lights

Exterior Features: Open Balcony

Interior Features: Cook Island; Elevator

Waterfront Details: Oceanfront

View: Garden; Other

Private Pool:

Security: Gate - Manned; Lobby

Membership:

Cooling: Central; Electric

Heating: Central; Electric

Utilities:

Restrict: Daily Rentals

HOPA: No Hopa

Boat Services:

Guest House:

Taxes:

Terms Considered: Cash; Conventional

Mobile Features:

Directions: COMMERCIAL BLVD EAST TILL A1A. GO NORTH TILL BUILDING AT EAST SIDE OF STREET. BETWEEN CRISTELLE AND AQUAZUL

Public Remarks: Beautiful and well maintained 2 bedroom 2 bath unit. Oceanfront bdlg. West view unit. Features include new hurricane impact windows, washer/dryer, carpet and tile floors. Building offers 24 Hrs security, sauna, cover parking, exercise room, extra storage and use of Aquazul tennis court and much more.

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Residential Customer Report

Address: 610 W Las Olas Boulevard 1114N, Fort Lauderdale, FL 33312

MLS#: FX-10083620

St: Active

List Price: \$349,000



Area: 3500
Geo Area: FTSW
County: Broward
Parcel ID: 504210BB0810
Subdivision: Symphony North Condominium
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 349
Waterfront: Yes
Waterfrontage:

Legal Desc: SYMPHONY NORTH CONDO UNIT 1114-N

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,000
BD: 2
Baths - Total: 2

SqFt - Total: 1,000
FB: 2
Year Built: 2005

Guest Hse:
Baths - Half:
Front Exp: N

Yr Blt: 2005
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 22
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #: 11

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 30
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 668

Serial #:
Tax Year: 2016
Taxes: 5,859
Special Assmnt:

Design:
Construction: CBS
Unit Desc: Interior Hallway; Lobby
Flooring: Tile; Wood Floor
Furnished: Unfurnished
Dining Area: Dining-Living
Guest House:
Roof:
Special Info:
Rooms:

Master Bedroom/Bath: Combo Tub/Shower

Dining Area: Dining-Living
Windows: Treatments: Blinds

Window Treatments: Blinds

Equip/App'l Included: Dishwasher: Disposal: Dryer: Microwave: Range - Electric: Washer:

Equip/Apppl Included:
Private Pool: Heated

Parking: Assigned

Subdiv. Amenities: Bike Storage; Billiards; Boating; Business Center; Cabana; Clubhouse; Exercise Room; Library; Picnic Area; Sauna; Spa-Hot Tub

Exterior Features: Open Balcony

Interior Features: Elevator; Fire Sprinkler; Foyer; Roman Tub; Split Bedroom

Public Remarks: Luxury Downtown Fort Lauderdale Living on the New River. Watch the Yachts go by from your Bright and Sunny 2/2 unfurnished unit with Spectacular River and City Views from your Private Balcony. Tons of Amenities including Complimentary Valet Parking, Security, Gym, Private Spa, Movie Theater, Cafe, Humidor and more!! 24 hr Concierge Walk to all downtown happenings at the Broward Center for Performing Arts, Riverwalk, Las Olas Shops, nightlife and restaurants. You and your boat will love living here!

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Residential Customer Report

Address: 1771 NE 4th Avenue B6, Fort Lauderdale, FL 33305

MLS#: FX-10093790

St: Active

List Price: \$349,000



Area: 3270
Geo Area: FTNE
County: Broward
Parcel ID: 494234AE0120
Subdivision: RIVER LANDINGS
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 195.41
Waterfront: Yes
Waterfrontage:
Legal Desc: RIVER LANDINGS CONDO UNIT B-6

Type: Townhouse
Lot Dimensions:
Type: Townhouse
Dock:
Private Pool: No
Baths - Total: 2.1
Garage Spaces: 1

Short Sale: No		Short Sale Add:		REO: No
SqFt - Living: 1,786	SqFt - Total: 1,786	Guest Hse:	Yr Blt: 2002	Pool Size:
BD: 2	FB: 2	Baths - Half: 1	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2.1	Year Built: 2002	Front Exp: S		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 2	Land Lease: 0	HOA/POA/COA (Monthly): 450	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 4,407
Ttl Units in Complex:	Min Days to Lease: 30	Brand Name:	Special Assmnt:
Unit Floor #: 1	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design: Courtyard; Townhouse	Waterfront Details: Fixed Bridges; Mangrove; River	Restrict: Lease OK w/Restrict
Construction: Block; Concrete	View: Garden; River	HOPA: No Hopa
Unit Desc: Corner	Private Pool:	Boat Services:
Flooring: Tile; Wood Floor	Security: Entry Phone; Fence	Guest House:
Furnished: Unfurnished	Membership:	Taxes: Homestead
Dining Area: Dining-Living; Snack Bar	Cooling: Central; Electric	Terms Considered: Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms:		
Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Sitting; Mstr Bdrm - Upstairs		
Dining Area: Dining-Living; Snack Bar		
Window Treatments: Blinds; Drapes; Sliding		
Maintenance Fee Incl: Common Areas; Insurance-Other; Lawn Care; Maintenance-Exterior; Manager; Pool Service; Roof Maintenance; Security; Sewer; Trash Removal; Water		
Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool:		
Parking: 2+ Spaces; Garage - Attached; Guest		
Lot Description:		
Subdiv. Amenities: Cabana; Pool		
Exterior Features:		
Interior Features: Entry Lvl Lvng Area; Foyer; Pantry; Walk-in Closet		

Directions: SOUTH ON WILTON DRIVE JUST PAST RICHARDSON PARK, PASS BRIDGE & TURN RIGHT INTO RIVER LANDINGS....I GIVE WILL YOU GATE CODE TO ENTER. AFTER PASSING THRU GATE: CONTINUE INTO COMPLEX & UNIT IS LOCATED TO THE EXACT RIGHT OF POOL. CORNER UNIT; BLUE BUILDING.

Public Remarks: EXTREMELY TASTEFUL CORNER WATERFRONT TOWN HOME. ENTER & IMMEDIATELY SEE THE RIVER & TROPICAL MANGROVES w/ MANATEES. WALK TO THE ACTION ON WILTON DR. KITCHEN w/ GRANITE BREAKFAST BAR & COUNTER TOPS & GLASS TILE BACK SPLASH, 18' STONE TILE FLOORS ON 1st LEVEL & STUNNING HI GLOSS BRAZILIAN CHERRY WOOD FLOORS ON 2nd FLOOR & STAIRCASE. VERY PRIVATE LUSH REAR PATIO & YARD w/ DIRECT ACCESS TO POOL NEXT DOOR. LG MASTER w/ BALCONY OVER LOOKING WATER. w/ WALK IN CLOSET & DUAL SINKS & DUAL MARBLE SHOWER.

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Residential Customer Report

Address: 4010 Galt Ocean Drive 514, Fort Lauderdale, FL 33308

MLS#: FX-10086250

St: Active

List Price: \$349,000



Area: 3150
Geo Area: FBEA
County: Broward
Parcel ID: 494319AA0640
Subdivision: OCEAN SUMMIT
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 270.54
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Legal Desc: OCEAN SUMMIT CONDO UNIT 514

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,290
BD: 2
Baths - Total: 2

SqFt - Total: 1,290
FB: 2
Year Built: 1965

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1965
Yr Blt Des: Resale

Pool Size:
Pets Allowed: No

Bldg #:
Total Floors/Stories: 17
Total Units in Bldg: 229
Ttl Units in Complex:
Unit Floor #: 5

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 90
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 539

Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2016
Taxes: 1,611
Special Assmnt:

Design:
Construction: CBS
Unit Desc: Lobby
Flooring: Carpet; Tile
Furnished: Unfurnished
Dining Area: Dining-Living
Guest House:
Roof:
Special Info:
Rooms: Storage
Master Bedroom/Bath: Combo Tub/Shower
Dining Area: Dining-Living
Window Treatments: Blinds
Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Maintenance-Exterior; Manager; Pool Service; Reserve Funds; Security; Sewer; Trash Removal; Water
Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Water Heater - Elec
Private Pool: Heated
Parking: Guest; Open
Lot Description:
Subdiv. Amenities: Bike Storage; Cabana; Clubhouse; Exercise Room; Extra Storage; Pool
Exterior Features: Deck; Open Balcony
Interior Features: Entry Lvl Lvng Area; Foyer; Walk-in Closet

Waterfront Details: Oceanfront
View: Ocean; Pool
Private Pool: Heated
Security: Lobby; TV Camera
Membership:
Cooling: Central; Electric
Heating: Central; Electric
Utilities: Cable

Restrict: Lease OK; No Lease 1st Year; No Truck/RV
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: Homestead
Terms Considered: Conventional
Mobile Features:

Directions: Between Oakland Park and Commercial Boulevards - take A1A - turn East to Galt Ocean Drive to 4010 Galt Ocean Drive. Open parking for guests.
Public Remarks: LOCATED IN A POPULAR BEACHFRONT BUILDING THIS 5TH FLOOR CONDO HAS BEEN METICULOUSLY CARED FOR. OPEN KITCHEN WITH NEWER CABINETS. IMPACT WINDOWS AND BALCONY DOOR. OCEAN VIEW FROM LARGE BALCONY. TOTALLY FURNISHED FOR A BUYER'S CONVENIENCE. HUGE DECK AND POOL AREA ON THE "BEAUTIFUL ATLANTIC". SECURITY, GYM AND MANY OTHER AMENITIES. BUILDING COMPLETING RENOVATIONS. ASSESSMENTS PAID ON THIS UNIT.

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Residential Customer Report

Address: 1535 SE 15th Street 101, Fort Lauderdale, FL 33316

MLS#: AX-10344664

St: Active

List Price: \$349,000



Area: 3600
Geo Area: FTSE
County: Broward
Parcel ID: 504214BG0010
Subdivision: Harbor View
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 308.85
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: HARBOR VIEW APTS CONDO UNIT 101 BOAT SLIP 2
Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,130	SqFt - Total: 1,130	Guest Hse:	Yr Blt: 1979	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 1979	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 3	Land Lease: 0	HOA/POA/COA (Monthly): 351	Tax Year: 2016
Total Units in Bldg:	Recreation Lease: 0		Taxes: 4,555
Ttl Units in Complex:	Min Days to Lease: 365	Brand Name:	Special Assmnt:
Unit Floor #: 1	Application Fee: 150	Mobile Home Size:	
		Decal #:	

Design: Construction: CBS; Frame Unit Desc: Corner Flooring: Tile Furnished: Dining Area: Guest House: Roof: Special Info: Rooms: Master Bedroom/Bath: Mstr Bdrm - Ground Dining Area: Window Treatments: Blinds Maintenance Fee Incl: Laundry Facilities; Lawn Care; Maintenance-Exterior; Parking; Pool Service; Trash Removal; Water Equip/Appl Included: Dishwasher; Disposal; Microwave; Range - Electric; Refrigerator; Smoke Detector Private Pool: Parking: Assigned; Covered Lot Description: Subdiv. Amenities: Boating; Common Laundry; Elevator Exterior Features: Screen Porch Interior Features:	Waterfront Details: Interior Canal; Navigable; No Fixed Bridges; Ocean Access View: Canal; Garden Private Pool: Security: None Membership: Cooling: Ceiling Fan; Central Heating: Central Utilities:	Restrict: Lease OK; Lease OK w/Restrict; Maximum # Vehicles; Pet Restrictions HOPA: No Hopa Boat Services: Private Dock Guest House: Taxes: Terms Considered: Cash; Conventional Mobile Features:
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Directions: Boaters Dream! Don't miss out on this amazing 1st floor corner unit with your own DEEDED boat-slip large enough to accommodate a 14' beam/ 40'+ long boat!! Direct water views from your living/dining room. Watch the boats go by from your screened in balcony, with a private outdoor patio area perfect for a BBQ. The unit features a spacious 2 bedroom floor plan with opportunity to add your personal touch. All impact windows and doors and newer AC! Move in, or rent immediately! Pet friendly! Covered parking space is steps from your door. Minutes to the beach, walking distance to shops, dining and grocery.

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Residential Customer Report

Address: 401 SW 4th Avenue 702, Fort Lauderdale, FL 33315 MLS#: AX-10288161 St: Active List Price: \$349,000



Area: 3470
Geo Area: FTSW
County: Broward
Parcel ID: 504210AJ0520
Subdivision: ESPLANADE
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 330.49
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 2

Legal Desc: ESPLANADE ON THE NEW RIVER CONDO UNIT 702
Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,056	SqFt - Total: 1,056	Guest Hse:	Yr Blt: 2004	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: No
Baths - Total: 2	Year Built: 2004	Front Exp:		

Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 17	Land Lease: 0	HOA/POA/COA (Monthly): 680	Tax Year: 2016
Total Units in Bldg: 139	Recreation Lease: 0		Taxes: 5,263
Ttl Units in Complex:	Min Days to Lease: 180	Brand Name:	Special Assmnt:
Unit Floor #: 7	Application Fee: 100	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details: Navigable; River	Restrict: Lease OK; Lease OK w/Restrict
Construction: CBS	View: River; Tennis	HOPA: No Hopa
Unit Desc: Corner; Lobby	Private Pool:	Boat Services:
Flooring: Carpet	Security: Doorman; Lobby	Guest House:
Furnished: Furniture Negotiable	Membership:	Taxes:
Dining Area: Dining-Living; Eat-In Kitchen	Cooling: Central	Terms Considered: Cash; Conventional
Guest House:	Heating: Other	Mobile Features:
Roof:	Utilities:	
Special Info: Foreign Seller; Sold As-Is		
Rooms: Laundry-Util/Closet; Recreation; Storage		
Master Bedroom/Bath: Whirlpool Spa		
Dining Area: Dining-Living; Eat-In Kitchen		
Window Treatments: Blinds		
Maintenance Fee Incl: Cable; Hot Water; Maintenance-Exterior; Sewer; Water		
Equip/Appl Included: Auto Garage Open; Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Private Pool:		
Parking: 2+ Spaces; Assigned; Covered; Garage - Attached		
Lot Description:		
Subdiv. Amenities: Community Room; Elevator; Exercise Room; Extra Storage; Pool; Tennis; Trash Chute		
Exterior Features: Open Balcony; Tennis Court		
Interior Features: Closet Cabinets; Elevator; Entry Lvl Lvng Area; Walk-in Closet		

Directions:
Public Remarks: Spectacular 2 bed 2 bath condo with beautiful river views from master bedroom. Ungraded kitchen with granite countertops and s/s appliances. Spacious master bath w/Jacuzzi tub. Huge master walk in closet. 2 PARKING SPACES deeded. Upscale building with all amenities including tennis courts. Walk to performing arts, himmarshee and las olas blvd. 2nd parking spot rented at \$100 to another resident. Furniture is negotiable. ALSO AVAILABLE FOR RENT.
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Residential Customer Report

Address: 1200 N Fort Lauderdale Beac 3, Fort Lauderdale, FL 33304

MLS#: FX-10092466

St: Active

List Price: \$349,900



Area: 3160
Geo Area: FBEA
County: Broward
Parcel ID: 494331AB0030
Subdivision: Club Condo
Development Name:
Model Name:
Lot Dimensions:
List Price Sqft: 401.26
Waterfront: Yes
Waterfrontage:
Legal Desc: 1200 CLUB CONDO UNIT 3
Short Sale: No

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces:

Short Sale Add:

REO: No

SqFt - Living: 872
BD: 2
Baths - Total: 2

SqFt - Total: 872
FB: 2
Year Built: 1966

Guest Hse:
Baths - Half:
Front Exp:

Yr Blt: 1966
Yr Blt Des: Resale

Pool Size:
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 2
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #: 2

Governing Bodies: Condominium
Land Lease: 0
Recreation Lease: 0
Min Days to Lease: 0
Application Fee: 100

Membership Fee Amount:
HOA/POA/COA (Monthly): 510

Serial #:
Tax Year: 2016
Taxes: 1,990
Special Assmnt:

Brand Name:
Mobile Home Size:
Decal #:

Design:	Waterfront Details: Oceanfront
Construction: CBS	View: Ocean
Unit Desc:	Private Pool:
Flooring: Carpet; Tile	Security: None
Furnished:	Membership:
Dining Area:	Cooling: Ceiling Fan; Electric
Guest House:	Heating: Electric
Roof:	Utilities:
Special Info:	
Rooms:	
Master Bedroom/Bath: 2 Master Baths; Combo Tub/Shower	
Dining Area:	
Window Treatments:	
Maintenance Fee Incl: Common Areas; Elevator; Maintenance-Exterior; Parking; Pool Service; Roof Maintenance; Sewer; Trash Removal; Water	
Equip/App'l Included: Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer	
Private Pool:	
Parking: 2+ Spaces	
Lot Description:	
Subdiv. Amenities: Pool; Shuffleboard	
Exterior Features: Open Porch	
Interior Features: Closet Cabinets; Split Bedroom; Walk-in Closet	

Waterfront Details: Oceanfront
View: Ocean
Private Pool:
Security: None
Membership:
Cooling: Ceiling Fan; Electric
Heating: Electric
Utilities:

Restrict: Maximum # Vehicles; Pet Restrictions; Other
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: Homestead
Terms Considered: Conventional; FHA
Mobile Features:

Directions: Take Sunrise to A1A (N Fort Lauderdale Beach Blvd) make a left (Head North) It will be on the left hand side after Hugh Taylor Birch State Park
Public Remarks: Fort Lauderdale Boutique building off A1A across the street from the beautiful beach with private tunnel access and deeded private walkway. 2 Owner suits over looking amazing views of the Ocean with private balcony. Personal storage unit by parking areas. Heated community pool. LOCATION LOCATION LOCATION.

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Residential Customer Report

Address: 511 SE 5th Avenue 2211, Fort Lauderdale, FL 33301

MLS#: FX-10060003

St: Active

List Price: \$350,000



Area: 3800
Geo Area: FTSE
County: Broward
Parcel ID: 504210BE3480
Subdivision: NuRiver Landing
Development Name: NuRiver Landing
Model Name:
Lot Dimensions:
List Price Sqft: 280.9
Waterfront: Yes
Waterfrontage:

Legal Desc: NURIVER LANDING CONDO UNIT 2211

Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,246

BD: 2

Baths - Total: 2

SqFt - Total: 1,246

FB: 2

Year Built: 2006

Guest Hse:

Baths - Half:

Front Exp: S

Yr Blt: 2006

Yr Blt Des: New Construction

Pool Size:

Pets Allowed: Yes

Bldg #:

Total Floors/Stories: 25

Total Units in Bldg: 409

Ttl Units in Complex: 409

Unit Floor #: 22

Governing Bodies: Condominium

Land Lease: 0

Recreation Lease: 0

Min Days to Lease: 180

Application Fee: 100

Membership Fee Amount:

HOA/POA/COA (Monthly): 785

Serial #:

Tax Year: 2015

Taxes: 5,872

Special Assmnt:

Brand Name:

Mobile Home Size:

Decal #:

Design:

Construction: CBS

Unit Desc:

Flooring: Ceramic Tile; Wood Floor

Furnished: Unfurnished

Dining Area:

Guest House:

Roof:

Special Info: Sold As-Is

Rooms:

Master Bedroom/Bath:

Dining Area:

Window Treatments: Blinds; Sliding

Maintenance Fee Incl: Cable; Lawn Care; Maintenance-Exterior; Manager; Pool Service; Recrtnal Facility; Reserve Funds; Roof Maintenance; Security; Sewer; Trash Removal; Water

Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec

Private Pool: Heated

Parking: Assigned; Covered; Garage - Attached

Lot Description:

Subdiv. Amenities: Billiards; Business Center; Clubhouse; Exercise Room; Library; Pool; Sauna; Spa-Hot Tub; Trash Chute

Exterior Features: Open Balcony; None

Interior Features: Entry Lvl Lvng Area; Split Bedroom; Walk-in Closet

Waterfront Details: River

View: Other

Private Pool: Heated

Security: Lobby

Membership:

Cooling: Central; Electric

Heating: Central; Electric

Utilities: Cable

Restrict: Daily Rentals; Lease OK; Lease OK w/Restrict

HOPA: No Hopa

Boat Services:

Guest House:

Taxes:

Terms Considered: Conventional; FHA

Mobile Features:

Directions:

Public Remarks: GREAT UPDATED UNIT IN A HIGH FLOOR WITH CHERRY WOOD FLOORING, CROWN MOLDINGS AND BUILT-IN CLOSETS. TRAVERTINE ON BALCONY FLOOR. GRANITE COUNTER TOP AND STAINLESS STEEL APPLIANCES. NEWER A/C UNIT, WATER HEATER AND WASHER/DRYER. RESORT SRYLE AMENITIES INCLUDE A SERENE MEDITATION GARDEN, ROOFTOP POOL, FITNESS CENTER WITH INDOOR RACQUETBALL AND BASKETBALL COURTS. FULL SERVICE BUSINESS CENTER, SAUNA, JACUZZI, STEAM ROOM AND MORE. MINUTES FROM THE BEACH, WALK TO LAS OLAS NIGHT LIFE AND RESTAURANTS. A MUST SEE !

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Residential Customer Report

Address: 511 SE 5th Avenue 2110, Fort Lauderdale, FL 33301

MLS#: AX-10271777

St: Active List Price: \$350,000



Area: 3800
Geo Area: FTSE
County: Broward
Parcel ID: 504210BE3260
Subdivision: Nu River Landing
Development Name: Nu River Landing
Model Name:
Lot Dimensions:
List Price Sqft: 280.9
Waterfront: Yes
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Type: Condo/Coop
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 1

Legal Desc: NURIVER LANDING CONDO UNIT 2110
Short Sale: No

Short Sale Add:

REO: No

SqFt - Living: 1,246	SqFt - Total: 1,246	Guest Hse:	Yr Blt: 2005	Pool Size:
BD: 2	FB: 2	Baths - Half:	Yr Blt Des: Resale	Pets Allowed: Yes
Baths - Total: 2	Year Built: 2005	Front Exp:		


Bldg #:	Governing Bodies: Condominium	Membership Fee Amount:	Serial #:
Total Floors/Stories: 25	Land Lease: 0	HOA/POA/COA (Monthly): 764	Tax Year: 2016
Total Units in Bldg: 409	Recreation Lease: 0		Taxes: 6,199
Ttl Units in Complex:	Min Days to Lease: 180	Brand Name:	Special Assmnt:
Unit Floor #: 20	Application Fee: 150	Mobile Home Size:	
		Decal #:	

Design:	Waterfront Details:	Restrict: Lease OK; Lease OK w/Restrict; No Truck/RV; Pet Restrictions
Construction: CBS	View: River	HOPA: No Hopa
Unit Desc:	Private Pool: Heated	Boat Services:
Flooring: Wood Floor	Security: Doorman; Entry Card; Lobby; Security Patrol	Guest House:
Furnished: Partially Furnished	Membership:	Taxes: No Homestead
Dining Area: Dining-Living; Snack Bar	Cooling: Ceiling Fan; Central	Terms Considered: Cash; Conventional
Guest House:	Heating: Central; Electric	Mobile Features:
Roof:	Utilities: Cable	
Special Info:		
Rooms:		
Master Bedroom/Bath: Combo Tub/Shower		
Dining Area: Dining-Living; Snack Bar		
Window Treatments:		
Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Lawn Care; Maintenance-Exterior; Manager; Parking; Pool Service; Sewer; Trash Removal; Water		
Equip/Appl Included: Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer		
Private Pool: Heated		
Parking: Assigned; Garage - Attached		
Lot Description:		
Subdiv. Amenities: Basketball; Business Center; Library; Pool; Sauna; Spa-Hot Tub; Street Lights		
Exterior Features: Open Balcony		
Interior Features: Built-in Shelves; Roman Tub; Split Bedroom		

Directions: Broward Boulevard to SE 3 avenue. south to SE 6 street, east to SE 3ave, north around circle to valet in front of building
Public Remarks: EXQUISITELY FULLY REMODELED HIGH FLOOR 2/2 UNIT WITH VIEWS OF THE OCEAN AND PORT. High quality built-in furnishings, custom hardwood floors thru-out, upgraded kitchen and bathrooms. New custom doors enjoy easy living. Live in the heart of downtown on the river. Resort style amenities: Fitness center, sauna, rooftop pool, racquetball/basketball court. Walk to Las Olas minutes to beach & major roads.

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Residential Customer Report

Address: 5100 Dupont Boulevard 6M, Fort Lauderdale, FL 33308		MLS#: FX-10090341	St: Active	List Price: \$350,000
	Area: 3240 Geo Area: FTNE County: Broward Parcel ID: 494318BM0690 Subdivision: Warwick Development Name: Warwick Model Name: Lot Dimensions: List Price Sqft: 281.58 Waterfront: Yes Waterfrontage: Legal Desc: WARWICK CONDO UNIT 6M			Type: Condo/Coop Lot Dimensions: Type: Condo/Coop Dock: Private Pool: No Baths - Total: 2 Garage Spaces: 1
	Short Sale: No			REO: No

SqFt - Living: 1,243 BD: 2 Baths - Total: 2	SqFt - Total: 1,243 FB: 2 Year Built: 1978	Guest Hse: Baths - Half: Front Exp: SE	Yr Blt: 1978 Yr Blt Des: Resale	Pool Size: Pets Allowed: No
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Bldg #: Total Floors/Stories: 11 Total Units in Bldg: 140 Ttl Units in Complex: 140 Unit Floor #: 6	Governing Bodies: Condominium Land Lease: 0 Recreation Lease: 0 Min Days to Lease: 90 Application Fee: 125	Membership Fee Amount: HOA/POA/COA (Monthly): 573 Brand Name: Mobile Home Size: Decal #:	Serial #: Tax Year: 2016 Taxes: 4,648 Special Assmnt:
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Design: Construction: Block; Concrete Unit Desc: Corner; Interior Hallway Flooring: Ceramic Tile Furnished: Dining Area: Dining-Living Guest House: Roof: Special Info: Sold As-Is Rooms: Master Bedroom/Bath: Dining Area: Dining-Living Window Treatments: Blinds Maintenance Fee Incl: Cable; Common Areas; Elevator; Insurance-Other; Laundry Facilities; Maintenance-Exterior; Manager; Parking; Pest Control; Pool Service; Recrtnal Facility; Security; Water Equip/Appl Included: Dishwasher; Disposal; Range - Electric; Refrigerator Private Pool: Heated Parking: Assigned; Covered; Garage - Attached; No Motorcycle Lot Description: Subdiv. Amenities: Bike Storage; Boating; Extra Storage; Picnic Area; Pool; Trash Chute Exterior Features: Interior Features: Walk-in Closet	Waterfront Details: Intracoastal View: Intracoastal; Ocean Private Pool: Heated Security: Doorman; Gate - Manned; Lobby Membership: Cooling: Central; Electric Heating: Central; Electric Utilities: Cable	Restrict: No Lease 1st Year; No Truck/RV HOPA: No Hopa Boat Services: Dock Available Guest House: Taxes: Terms Considered: Conventional Mobile Features:
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Directions: On the NW Corner of the Intracoastal and Commercial
Public Remarks: Fabulous updated Condo with Breathtaking views of the Intracoastal-Corner unit with lots of windows-Open Kitchen-Unit is in superior condition, shows like a model-Newer Windows and new Glass Balconies-Beautiful Cabinetry-NEW KITCHEN AND BATHS HAVE BARELY BEEN USED, OUT OF TOWN OWNER-Great Location on the Intracoastal at Commercial Blvd-Walk to the beach !

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