

A11583463 © MiamiMLS® 2025



**\$347,900**

## **200 BIRCH RD, FORT LAUDERDALE, FL, 33316**

<https://igorpresman.com>

Great Investment opportunity. Location Location! Rarely available 12th Floor nice 1 bedroom 1 bathroom condo with great views to the ocean. New Las Olas marina and restaurant at your front yard! Walk to the beach, restaurants, water taxi, shops, nightlife, parks, Las Olas Blvd, electric bike station and more. 15 minutes to Fort Lauderdale Airport. [...]

- 1 bed
- 1 bath
- Residential
- Condominium
- Active
- 647 sq ft



### **Building Details**

**Cooling features:** Wall/Window Unit(s)

**NewConstructionYN:** No

**Exterior material:** CBS Construction

**Parking:** 1 Space, Detached

**ArchitecturalStyle:** High Rise

**Building Name:** Leisure Beach Condo

**Heating:** Electric, Window/Wall





# Amenities & Features

**Features:** Elevator, First Floor Entry, Lobby, Other

**Amenities:** Gas Range, Microwave, Other Equipment/Appliances, Refrigerator

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Smoke Detector, Elevator Secure, Card Entry, Intercom In Lobby, Lobby Secured, TV Camera

**ExteriorFeatures:** East Of Us1, Open Balcony, Other

**GarageYN:** No

**CoolingYN:** Yes

**FireplaceYN:** No

