

**\$800,000**

**401 N Birch Rd, Unit 1113**

**Beds: 1**  
**Baths: 1**  
**Living Area: 826 sqft**  
**Neighborhood: Fort Lauderdale**

**YOUR AGENT**



**Brian Paran**

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**AMENITIES**

<b>Air Conditioning</b>	-	<b>Intracoastal View</b>	✓
<b>Central Heat</b>	✓	<b>Pool</b>	✓
<b>Refrigerator</b>	✓	<b>Doorman</b>	-
<b>Dishwasher</b>	✓	<b>Vallet</b>	✓
<b>Washer</b>	✓	<b>Gym</b>	✓
<b>Walk-In Closets</b>	-	<b>Impact Windows</b>	-

**KEY FEATURES**

<b>Living area:</b>	<b>826 sqft</b>	<b>Days on market:</b>	<b>8 days</b>
<b>Maintenance:</b>	<b>N/A</b>	<b>Type:</b>	<b>apartment</b>
<b>Tax:</b>	<b>\$ 11,679</b>	<b>Year Built:</b>	<b>2018</b>
<b>\$ /sqft:</b>	<b>\$ 969</b>	<b>Unit #:</b>	<b>1113</b>
<b>Half Bath/WC:</b>	<b>-</b>	<b>Neighborhood:</b>	<b>Fort Lauderdale</b>
<b>Parking Space:</b>	<b>2</b>	<b>Zip Code:</b>	<b>33304</b>
<b>Floor #:</b>	<b>11th / 12</b>	<b>Ref./MLS ID:</b>	<b>A11638169</b>

**MY NOTES**