



**\$2,399,000**

## **1180 N FEDERAL HWY # 1204, FORT LAUDERDALE FL 33304**

<https://staging1.bravoregroup.com>

High-Floor RIVA Residence Offers Stunning Ocean, Intracoastal, Park & River Views from Every Room & Private Terrace w/Summer Kitchen for the Perfect Indoor/Outdoor Lifestyle. Private Elevator to Your Great Room w/Chef's Kitchen Featuring Italian Cabinetry, Marble Countertops, Sub Zero & Wolf Appliances. Primary Suite Boasts 2 Walk-In Closets, Backlit Vanities & Sizable Shower. All 3 [...]

- 3 beds
- 4 baths
- Condo
- For Sale
- Active
- 2422 sq ft



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Phone: (305) 713-8000

Email: [Bravo@RealtyAgent.com](mailto:Bravo@RealtyAgent.com)

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## Property Features

**Date added:** Added 2 years ago

**Type:** Condo

**Bedrooms:** 3 beds

**Area:** 2422 sq ft

**Bathrooms Half:** 1

**Association:** Yes

**County:** Broward County

**Bathrooms Full:** 3

**Pets Allowed:** More Than 20 Lbs

**Association Fee:** \$2,688

**Category:** For Sale

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 2018

**Subdivision Name:** RIVA

**Original List Price:** 2399000

**DOM:** 531

**Lot Size:** 0 sq ft

**MLS ID:** A11556482

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## Building Details

**Number Of Units Total:** 100

**StoriesTotal:** 16

**Parking Features:** 2 Or More Spaces,  
Covered, Deeded

**View:** Ocean View, River, Water View

**Building Name:** \$0

**Construction Materials:** CBS Construction

**Garage Spaces:** 3

**Building Area Total:** 3065 sq ft

**Year Built Details:** Resale

**Security Features:** Fire Sprinklers, Smoke  
Detector, Complex Fenced, Elevator Secure,  
Lobby Secured

**Entry Location:** Foyer

**Covered Spaces:** 3

**Builder Model:** 04

**Entry Level:** 12

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## Amenities & Features



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**Appliances:** Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Gas Range, Refrigerator, Wall Oven, Washer

**Cooling:** Central Air

**View Yes / No:** Yes

**Architectural Style:** High Rise

**Waterfront Features:** Navigable Water, Ocean Access, One Fixed Bridge, River

**Interior Features:** Lobby, Built-in Features, Closet Cabinetry, Custom Mirrors, Fire Sprinklers, Entrance Foyer, Pantry, Split Bedroom, Walk-In Closet(s), Storage, Utility Room/Laundry

**Furnished:** Furnished, Furniture Negotiable

**Cooling Yes/ No:** Yes

**Exterior Features:** East Of Us1, Barbeque, Open Balcony

**Patio & Porch Features:** Open Balcony

**Door Features:** High Impact Doors

**Window Features:** Clear Impact Glass, Complete Impact Glass, Blinds, Drapes, High Impact Windows

**Heating:** Central

**Flooring:** Tile

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## Miscellaneous

**Structure Type:** Condo 5+ Stories, Condo

**Model:** 04

**Association Amenities:** Bar, Bike Storage, Billiard Room, Cabana, Elevator(s), Exercise Room, Storage, Heated Pool, Kitchen Facilities, Marina, Pool, Sauna, Spa/Hot Tub, Trash Chute

**Laundry Features:** Utility Room/Laundry

**Other Equipment:** Elevator, Natural Gas

**Property Condition:** New Construction

**Listing Courtesy of:** Douglas Elliman

**Inclusions:** Community Boat Dock, Dock Available, Common Dock, Dock Available, No Wake Zone

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## Rooms

**Room Master Bathroom Features:** Dual Sinks

**Room Bedroom Features:** Entry Level, Primary Bath Shower

**Room Living Room Features:** Storage Room, Utility Room/Laundry



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