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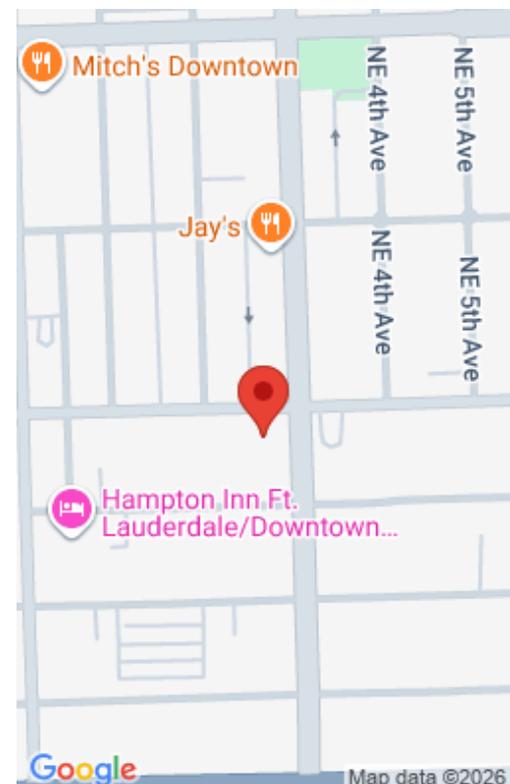
**\$399,000**

## **315 NE 3RD AVE # 1809, FORT LAUDERDALE FL 33301**

<https://staging1.bravoregroup.com>

Enjoy the best of Fort Lauderdale living in this bright and spacious 1-bed, 1.5-bath located in a modern 2007 building. 826 sq ft , floor-to-ceiling impact windows, in-unit washer/dryer, and an oversized private balcony with unobstructed views—perfect for entertaining or relaxing. The open-concept layout seamlessly connects the living and dining areas with a modern kitchen. [...]

- 1 bed
- 2 baths
- Condo
- For Sale
- Active
- 826 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 8 months ago

**Type:** Condo

**Bedrooms:** 1 bed

**Area:** 826 sq ft

**Bathrooms Half:** 1

**Association:** Yes

**County:** Broward County

**Bathrooms Full:** 1

**Pets Allowed:** Restrictions Or Possible Restrictions

**Association Fee:** \$1,260

**Category:** For Sale

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 2007

**Subdivision Name:** STRADA 315 CONDO, Strada 315 Cond

**Original List Price:** 399000

**DOM:** 118

**Lot Size:** 0 sq ft

**MLS ID:** A11807329

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## Building Details

**Number Of Units Total:** 117 **Building Area Total:** 826 sq ft

**Stories Total:** 21

**Year Built Details:** Resale

**Parking Features:** 1 Space

**Security Features:** Smoke Detector, Card Entry, Secured Garage/Parking, Lobby Secured

**View:** Garden View, Skyline

**Building Name:** \$0

**Covered Spaces:** 1

**Construction Materials:** CBS Construction

**Garage Spaces:** 1

**Entry Level:** 18

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## Amenities & Features



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**Appliances:** Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Washer

**Cooling:** Central Air

**View Yes / No:** Yes

**Architectural Style:** High Rise

**Electric:** Circuit Breakers

**Interior Features:** First Floor Entry, Elevator, No Additional Rooms

**Furnished:** Unfurnished

**Cooling Yes/ No:** Yes

**Exterior Features:** Open Balcony

**Patio & Porch Features:** Open Balcony

**Door Features:** High Impact Doors

**Window Features:** Complete Impact Glass, High Impact Windows

**Heating:** Central

**Flooring:** Other

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## Nearby Schools

**High School:** Fort Lauderdale

**Elementary School:** Walker

**Middle Or Junior School:** Sunrise

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## Miscellaneous

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

**Association Amenities:** Business Center, Community Room, Elevator(s), Exercise Room, Pool, Spa/Hot Tub, Trash Chute

**Listing Courtesy of:** Compass Florida, LLC

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## Rooms

**Room Master Bathroom Features:** Dual Sinks, Separate Tub & Shower

**Room Bedroom Features:** Entry Level

**Room Living Room Features:** No Additional Rooms



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