



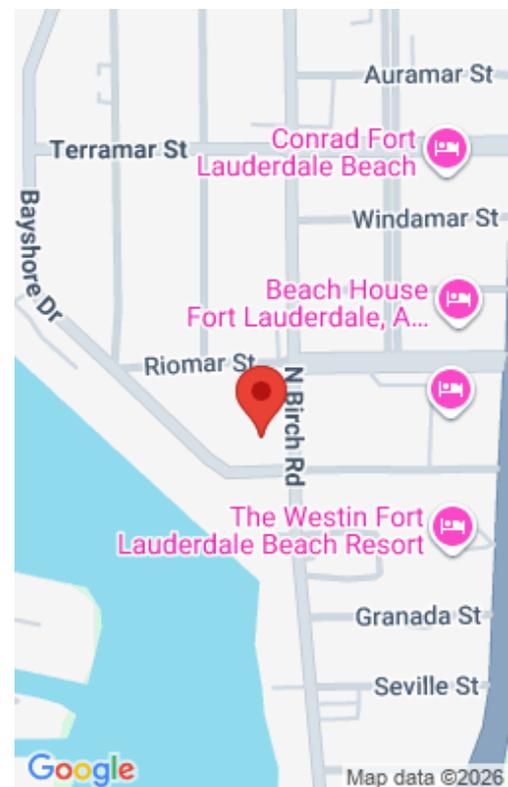
**\$2,890,000**

## **401 N BIRCH RD # 1100, FORT LAUDERDALE FL 33304**

<https://staging1.bravoregroup.com>

The best unit in Tiffany House! This exceptional corner residence offers 3 BR, 3.5 bathrooms, and 2,000 sqft of brand-new, professionally designed living space with truly unmatched views of the ocean, Intracoastal, sunrise, sunset, and the Fort Lauderdale Boat Parade all from one unit. Every detail has been thoughtfully curated with top-of-the-line finishes and designer [...]

- 3 beds
- 4 baths
- Condo
- For Sale
- Active
- 2003 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:** 3 beds

**Area:** 2003 sq ft

**Bathrooms Half:** 1

**Association:** Yes

**County:** Broward County

**Bathrooms Full:** 3

**Pets Allowed:** Yes

**Association Fee:** \$2,752

**Category:** For Sale

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 2018

**Subdivision Name:** TIFFANY HOUSE CONDO

**Original List Price:** 2890000

**DOM:** 70

**Lot Size:** 0 sq ft

**MLS ID:** A11811904

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## Building Details

**Building Area Total:** 2003 sq ft

**Year Built Details:** Resale

**Security Features:** Fire Alarm, Smoke Detector, Doorman

**Building Name:** \$0

**Entry Level:** 11

**StoriesTotal:** 12

**Parking Features:** 2 Or More Spaces, Covered, Electric Vehicle Charging Station(s), Other, Valet, No Rv/Boats, No Trucks/Trailers

**View:** Canal, Intracoastal View, Ocean View, Skyline

**Construction Materials:** CBS Construction

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## Amenities & Features



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**Appliances:** Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Refrigerator, Washer

**Cooling:** Other

**View Yes / No:** Yes

**Waterfront Features:** Canal Front

**Interior Features:** Closet Cabinetry, Cooking Island, Elevator, Skylight, Walk-In Closet(s)

**Furnished:** Furnished, Turn Key Furnished

**Fencing:** Fenced

**Cooling Yes/ No:** Yes

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

**Patio & Porch Features:** Open Balcony

**Window Features:** Skylight

**Heating:** Other

**Flooring:** Tile

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## Miscellaneous

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

**Association Amenities:** Bar, Barbecue, Bike Storage, Clubhouse-Clubroom, Elevator(s), Pool, Sauna

**Inclusions:** None

**Other Equipment:** Elevator

**Listing Courtesy of:** First Service Realty ERA

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## Rooms

**Room Master Bathroom Features:** Separate Tub & Shower

**Room Bedroom Features:** Other, Primary Bath Shower, Primary Bath Tub



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