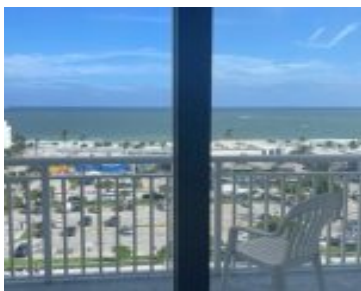


# 200 BIRCH RD FORT LAUDERDALE FL 33316 200 S BIRCH RD 1212

<https://www.cays.com>



LEISURE BEACH CONDO UNIT 1212 PER CDO BK/PG: 3860/1 Location 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 [...]

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

## Basics



**Category:** Condominium, Residential

**Status:** Active

**Bathrooms:** 1, 1 bath

**Floors:** 12 floors

**Year built:** 1970

**Subdivision Name:** LEISURE BEACH CONDO

**Type:** Condominium, Residential

**Bedrooms:** 1 bed

**Half baths:** 0 half baths

**Area:** 647 sq ft

**View:** Ocean

**County:** Broward

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## Property details

**Subdivision Name:** LEISURE BEACH CONDO

**Parcel Number:** 33316

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## Property Features

**Parking Features:** Detached,OneSpace

**Cooling Y/N:** 1

**Heating Y/N:** 1

**View:** Ocean

**Stories Total:** 12

**Cooling:** WallWindowUnits

**Heating:** Electric,WallFurnace

**Pets Allowed:** Conditional,No

**View Y/N:** 1

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## Rooms & Units Description

**Unit Number:** 1212

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## Location Details

**County Or  
Parish:** Broward

**Directions:** Las Olas to Birch Rd - One block north to your right.  
Suggested to park at the Las Olas Parking in front of the building.Call the listing agent with questions!



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## Building Details

**Architectural Style:** HighRise

**Floor covering:** CeramicTile

**Construction Materials:** Block

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## Amenities & Features

**Pool Features:** Association

**Security Features:**

ClosedCircuitCameras,ElevatorSecured,Intercom,KeyCardEntry,LobbySecured,SmokeDetectors

**Association Amenities:** Pool,Trash,VehicleWashArea,Elevators

**Cooling:** WallWindowUnits

**Heating:** Electric,WallFurnace

**Appliances:** GasRange,Microwave,Other,Refrigerator

**Parking Features:** Detached,OneSpace

**Patio & Porch Features:** Balcony,Open

**Utilities:** CableNotAvailable

**Exterior Features:** Balcony,SecurityHighImpactDoors,Other

**Interior Features:**

BedroomOnMainLevel,FirstFloorEntry,LivingDiningRoom,Other,Elevator

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## Expenses, Fees & Taxes

**Association Fee:** \$2,000

**Tax Year:** 2023

**Tax Annual Amount:** \$5,079

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## Fees & Taxes

**Association Fee:** 2000

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## Miscellaneous

**Association Fee Frequency:** Quarterly

**Listing Terms:** Cash,Conventional

**List Office Name:** EXP Realty LLC

**Direction Faces:** West

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## Miscellaneous



**Above Grade  
Finished Area:**  
Fort Lauderdale, FL

**Virtual Tour URL:**  
<https://www.propertypanorama.com/instaview/mia/A11583463>

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## Courtesy of

**Office Name:** EXP Realty LLC

