



**\$2,295,000**

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

<https://ritterproperties.com>

Incredible Investment Opportunity at RIVA! Rented at \$13,500/Month until Fall 2026—a Roughly \$200K Value in Future Income. Priced at Just \$813/SqFt, By Far the Lowest for a 3 Bedroom in RIVA. Seller Relocating, Offer Only Available for the Month of April. This Furnished 2-Story Penthouse Loft Features 20' Windows for Dramatic Sunsets & Skyline Views, [...]

- 3 beds
- 3 baths
- Residential
- Condominium
- Active
- 2824 sq ft

### **Basics**



**Date added:** Added 2 weeks ago

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 0 sq ft

**ListOfficeName:** Douglas Elliman

**View:** Skyline

**ListAOR:** Miami Association of REALTORS®

**MLS ID:** A11779427

**Category:** Condominium

**Status:** Active

**Bathrooms:** 3 baths

**Area:** 2824 sq ft

**SubdivisionName:** RIVA

**GarageSpaces:** 2

**UnitNumber:** 1407

**EntryLevel:** 14

## Building Details

**Cooling features:** Central Air

**ArchitecturalStyle:** High Rise

**Building Name:** RIVA Residences

**Heating:** Central

**Year built:** 2018

**NewConstructionYN:** No

**Exterior material:** CBS Construction

**Parking:** Assigned, Covered, Valet

## Amenities & Features

**Features:** Built-in Features, Closet Cabinetry, Custom Mirrors, Den/Library/Office, Family Room, Fire Sprinklers, Lobby, Loft, Split Bedroom, Storage, Utility Room/Laundry, Volume Ceilings, Walk-In Closet(s)

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Self Cleaning Oven, Wall Oven, Washer

**ExteriorFeatures:** East Of Us1, Barbeque

**GarageYN:** Yes

**CoolingYN:** Yes

**FireplaceYN:** No

**Security Features:** Fire Sprinklers, Fire Alarm, Smoke Detector, Elevator Secure, Secured Garage/Parking, Lobby Secured

**WindowFeatures:** Clear Impact Glass, Complete Impact Glass, Blinds, High Impact Windows

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

