



A11965695 SEFMLS© 2026

**\$1,795,000**

## **301 BIRCH RD, FORT LAUDERDALE, FL, 33304**

<https://ritterproperties.com>

Command breathtaking views of both the Intracoastal and the Atlantic Ocean while enjoying your own private boat slip and lift. Walk to the beach, dine at top-rated restaurants, or cruise effortlessly to nearby waterfront destinations, even set course for the Bahamas directly from your dock. This exceptional 3-bedroom, 3.5 bath corner residence is situated in [...]

- 3 beds
- 3 baths
- Residential
- Condominium
- Active
- 3300 sq ft

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### **Basics**



**Date added:** Added 3 weeks ago

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

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

**ListOfficeName:** Better Homes & Gdns RE Fla 1st

**View:** Ocean View, Direct Ocean, Water View

**ListAOR:** Miami Association of REALTORS®

**MLS ID:** A11965695

**Category:** Condominium

**Status:** Active

**Bathrooms:** 3 baths

**Area:** 3300 sq ft

**SubdivisionName:** BIRCH POINTE CONDO

**GarageSpaces:** 2

**UnitNumber:** 8N

**EntryLevel:** 8

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## Building Details

**Cooling features:** Ceiling Fan(s), Central Air, Electric

**ArchitecturalStyle:** Corner Unit

**Building Name:** Birch Pointe

**Exterior material:** CBS Construction, Concrete Block Construction

**Year built:** 1997

**NewConstructionYN:** No

**Heating:** Central, Electric

**Parking:** 2 Or More Spaces, Additional Spaces Available, Covered

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## Amenities & Features

**Features:** Bar, Built-in Features, Closet Cabinetry, Den/Library/Office, Elevator, Family Room, Florida Room, Lobby, Media Room, Pantry, Recreation Room, Separate Guest/In-Law Quarters, Storage, Utility Room/Laundry, Walk-In Closet(s), Wet Bar

**Amenities:** Dishwasher, Disposal, Dryer, Electric Range, Electric Water Heater, Ice Maker, Microwave, Refrigerator, Washer

**ExteriorFeatures:** East Of Us1, Barbeque

**GarageYN:** Yes

**CoolingYN:** Yes

**FireplaceYN:** No

**Security Features:** Fire Alarm, Smoke Detector, Elevator Secure, Lobby Secured, TV Camera

**WindowFeatures:** High Impact Windows, Impact Glass

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

