



**\$450,000**

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

<https://ritterproperties.com>

Furnished 1/1 corner unit at Harbor House East with breathtaking Intracoastal views from every room! Just a 4-minute walk to the beach. Bright and updated with tile floors and abundant natural light. Building recently completed its 50-year certification, including structural renovations, exterior painting, new hallway railings, new dock, and new roof. \$40K assessment fully paid. [...]

- 1 bed
- 1 bath
- Residential
- Condominium
- Active
- 640 sq ft

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### **Basics**



**Date added:** Added 4 days ago

**Type:** Residential

**Bedrooms:** 1 bed

**Half baths:** 0 half baths

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

**ListOfficeName:** LP Global Realty, LLC

**UnitNumber:** 405

**EntryLevel:** 4

**Category:** Condominium

**Status:** Active

**Bathrooms:** 1 bath

**Area:** 640 sq ft

**SubdivisionName:** HARBOR HOUSE EAST INC CON

**View:** Lake

**ListAOR:** Miami Association of REALTORS®

**MLS ID:** A11790119

## Building Details

**Cooling features:** Ceiling Fan(s)

**ArchitecturalStyle:** Corner Unit

**Building Name:** Harbor Haven Condominium

**Heating:** None

**Year built:** 1966

**NewConstructionYN:** No

**Exterior material:** Concrete Block Construction

**Parking:** 1 Space, Assigned, Limited # Of Vehicle, No Rv/Boats, No Trucks/Trailers

## Amenities & Features

**Features:** First Floor Entry

**Amenities:** Dishwasher, Disposal, Electric Range, Microwave, Refrigerator

**ExteriorFeatures:** East Of Us1

**GarageYN:** No

**CoolingYN:** Yes

**FireplaceYN:** No

**Security Features:** Complex Fenced, Elevator Secure, Other, Stairs Secured

**WindowFeatures:** Clear Impact Glass

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

