



**\$419,000**

## **2049 S OCEAN DR # 1408E, HALLANDALE BEACH FL 33009**

<https://www.bravoregroup.com>

Welcome to the Avant Garde Condominium , This exceptional 2 bedroom 2 bath unit with Den that easily converts to a 3rd bedroom offers it all ! Spacious open concept Living Room, Dining room and Den area with Floor to ceiling windows and stunning water views from EVERY ROOM ! Enjoy beautiful sunrise and Sunsets [...]

- 2 beds
- 2 baths
- Condominium
- For Sale
- Active



**Call us now**

Phone: (305) 713-8000

Email: [Bravo@RealtyAgent.com](mailto:Bravo@RealtyAgent.com)

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## Property Features

**Status:** Active

**Type:** Condominium

**Bedrooms:** 2 beds

**Living Square Feet:** 1270 sq ft

**Pets Allowed:** No, Restrictions Or Possible Restrictions

**Association Fee:** \$640

**Tax Annual Amount:** \$8,716

**Date added:** Added 7 days ago

**DOM:** 3

**Category:** For Sale

**Subdivision Name:** AVANT GARDE CONDO

**Bathrooms:** 2 baths

**Lot Size Square Feet:** 0 sq ft

**Association Y/N:** Yes

**Tax Year:** 2024

**Waterfront Y/N:** Yes

**Original List Price:** \$419,000

**MLS ID:** A11703398

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## Building Details

**Building Area Total:** 1270 sq ft

**Parking Features:** Assigned, Guest, No Motorcycle, No Rv/Boats, No Trucks/Trailers

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

**Covered Spaces:** 1

**Accessibility Features:** Accessible Elevator Installed, Accessible Entrance, Accessible Approach with Ramp, Accessible Hallway(s)

**Entry Level:** 14

**StoriesTotal:** 15

**Security Features:** Fire Sprinklers, Fire Alarm, Smoke Detector, Doorman, Guard At Site, Security Patrol

**Building Name:** AVANT GARDE

**Construction Materials:** CBS Construction

**Garage Spaces:** 1

**Garage Y/N:** Yes

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## Rooms

**Room Master Bathroom Features:** Combination Tub & Shower, Dual Sinks

**Room Bedroom Features:** Entry Level

**Room Living Room Features:** Family Room



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## Amenities & Features

**Architectural Style:** High Rise

**Appliances:** Dishwasher, Microwave, Electric Range, Refrigerator, Self Cleaning Oven

**Cooling Y/N:** Yes

**Window Features:** Hurricane Shutters

**Interior Features:** Lobby, First Floor Entry, Elevator, Fire Sprinklers, Family Room

**Flooring:** Ceramic Floor, Vinyl

**View Y/N:** Yes

**Exterior Features:** East Of Us1, Barbeque, Tennis Court(s)

**Waterfront Features:** Intracoastal Front, Ocean Front

**Cooling:** Electric

**Heating:** Electric



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