



**\$410,000**

**2424 NE 9TH ST # 109, FORT LAUDERDALE  
FL 33304**

<https://www.bravogroup.com>

Investor Paradise- NO Rental Restrictions- great for the snow bird that wants income while not in residence Or the High ROI of AirBnB biz. ~ Completely updated 2/2 walkable to Ft. Lauderdale Beach, Galleria Mall, grocery store, and dozens of restaurants. The kitchen features new cabinetry and granite counter tops. Shutters or impact glass on [...]

- 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

**Category:** For Sale

**Type:** Condominium

**Subdivision Name:** COLONIAL MANOR WEST APART, Colonial Mano

**Bedrooms:** 2 beds

**Bathrooms:** 2 baths

**Living Square Feet:** 1320 sq ft **Lot Size Square Feet:** 0 sq ft

**Pets Allowed:** No

**Association Y/N:** Yes

**Association Fee:** \$751

**Tax Year:** 2024

**Tax Annual Amount:** \$5,832

**Date added:** Added 23 hours ago

**Original List Price:** \$410,000

**MLS ID:** A11706626

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## Building Details

**Number Of Units Total:** 36

**Building Area Total:** 1320 sq ft

**Stories Total:** 3

**Parking Features:** 1 Space, Guest

**Security Features:** Walled

**View:** Garden View

**Building Name:** Colonial Manor

**Builder Model:** Corner-Updated

**Entry Level:** 1

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## Rooms

**Room Bedroom Features:** At Least 1 Bedroom Ground Level, Entry Level

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## Amenities & Features



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**Patio & Porch Features:** Open Porch

**View Y/N:** Yes

**Exterior Features:** East Of Us1, Exterior Cat Walk, Courtyard

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

**Heating:** Electric

**Flooring:** Ceramic Floor

**Architectural Style:** Corner Unit

**Appliances:** Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Washer

**Cooling Y/N:** Yes

**Interior Features:** First Floor Entry

**Furnished:** Furnished



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