



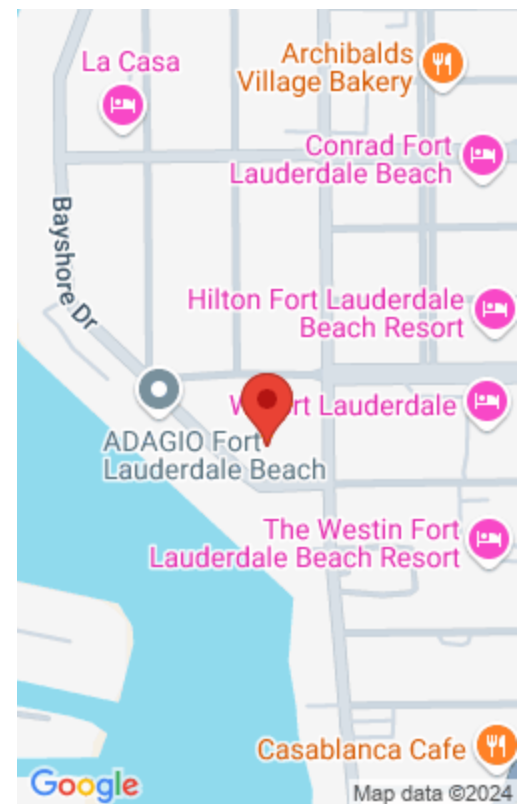
**\$1,399,000**

## **401 N BIRCH RD # 1115, FORT LAUDERDALE FL 33304**

<https://www.bravoregroup.com>

Welcome to this beautiful, sun-filled corner, lower penthouse unit at Tiffany House. The unit boasts a split floor plan, 2 ensuite bedrooms and a spacious den plus an additional half bath. Marble master bathroom has separate tub and shower and double sinks. Kitchen is equipped with high end appliances, quartz countertops and floor to ceiling [...]

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



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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

**Half Baths:** 1

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

**Association Y/N:** Yes

**Tax Year:** 2023

**Date added:** Added 5 hours ago

**DOM:** 2

**Category:** For Sale

**Subdivision Name:** TIFFANY HOUSE CONDO

**Bathrooms:** 3 baths

**Living Square Feet:** 1293 sq ft

**Pets Allowed:** Restrictions Or Possible Restrictions

**Association Fee:** \$1,897

**Tax Annual Amount:** \$19,784

**Original List Price:** \$1,399,000

**MLS ID:** A11693234

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## Building Details

**Building Area Total:** 1293 sq ft

**Parking Features:** 2 Or More Spaces, Guest, Valet

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

**Building Name:** Tiffany House

**Accessibility Features:** Accessible

**Entry Level:** 11

**StoriesTotal:** 12

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

**Entry Location:** Foyer

**Covered Spaces:** 2

**Garage Spaces:** 2

**Garage Y/N:** Yes

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## Rooms

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

**Room Bedroom Features:** Entry Level, Primary Bath Shower, Primary Bath Tub

**Room Living Room Features:** Den/Library/Office

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## Amenities & Features



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**Patio & Porch Features:** Wrap Around **Architectural Style:** Corner Unit, High Rise

**View Y/N:** Yes

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Electric Range, Refrigerator, Self Cleaning Oven, Washer

**Exterior Features:** Barbeque, Courtyard

**Door Features:** High Impact Doors

**Cooling Y/N:** Yes

**Electric:** Circuit Breakers

**Cooling:** Central Air, Electric

**Interior Features:** Lobby, First Floor Entry, Closet Cabinetry, Cooking Island, Elevator, Entrance Foyer, Split Bedroom, Walk-In Closet(s), Den/Library/Office

**Heating:** Central, Electric

**Furnished:** Furnished

**Flooring:** Ceramic Floor, Marble



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