



## Remarks

Bright and inviting residence with a functional layout, natural light, and charming architectural details throughout. The interior features a comfortable living area, dedicated dining/bar seating, a practical kitchen with granite counters and stainless steel appliances, a spacious bedroom, updated bath, and an additional flex/sitting room for relaxing, reading, or working from home. The property poses a warm blend of wood flooring, tile, crown molding, arched openings, and multiple windows that create an open, airy feel. Exterior grounds are well maintained with classic South Florida charm, tropical landscaping, and access to a beautiful pool area. Conveniently located near shops, dining, major roads, and

## Features & Amenities

<b>County</b>		<b>Bedrooms</b>	1	<b>MLS#</b>	A12024489
<b>Address</b>	401 NE 16th Ave #2	<b>Bathrooms</b>	1	<b>Status</b>	A
<b>City</b>	Fort Lauderdale FL	<b>Half Bathrooms</b>	0	<b>Tax Amount</b>	\$3607
<b>Zip</b>	33301	<b>Garage Spaces</b>	0	<b>Tax Year</b>	\$2,025
<b>Subdivision</b>	THE VICTORIAN CONDO	<b>Water Front</b>	n/a	<b>Year Built</b>	1960
<b>Unit #</b>	2	<b>Pool</b>	n/a		
<b>Complex</b>	THE VICTORIAN CONDO	<b>Pets Allowed</b>	n/a		
		<b>Total Area SqFt</b>			
		<b>Maintenance Fee</b>	\$750		
		<b>Lot Dimensions</b>	568		