

## 2200 S OCEAN LN 2609/2610

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POINT OF AMERICAS PHASE II CONDO UNIT 2609 & 2610 PER CDO BK/PG: 4097/424 Experience ultra-luxury living at Fort Lauderdale Beach's most coveted, serene SE beach. This 4BR/4BA double unit offers unparalleled ocean, intracoastal, and inlet views, delivering a quintessential modern coastal lifestyle with timeless refinement. Designed by renowned Vincenzo Avanzato, the space embodies superb [...]

**\$5,400,000**

- 4 beds
- 4 baths
- Condominium
- Residential
- Active
- 3644 sq ft

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### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 31 floors

**Year built:** 1971

**View:** Intercoastal,Ocean

**County:** Broward

**Type:** Condominium

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area:** 3644 sq ft

**Property Condition:** UpdatedRemodeled

**Subdivision Name:** POINT OF AMERICAS PHASE II

## Building Details

**Architectural Style:** HighRise

**Foundation Details:** Raised

**Floor covering:** Marble

**Covered Spaces:** 2

**Garage Spaces:** 2

### Amenities & Features

**Parking Features:** Attached,Garage,TwoOrMoreSpaces

**Patio & Porch Features:** Balcony,Open

**Waterfront Features:** IntracoastalAccess,OceanFront

**Window Features:** Blinds,ImpactGlass

**Exterior Features:** Balcony,SecurityHighImpactDoors

**Heating:** Central

**Security Features:** ElevatorSecured,LobbySecured,SecurityGuard

**Association Amenities:** FitnessCenter,Sauna,Elevators

**Utilities:** CableAvailable

**Cooling:** CentralAir

**Furnished:** Furnished

**Interior Features:** Bidet,BuiltInFeatures,BedroomOnMainLevel,BreakfastArea,ClosetCabinetry,DiningArea,SeparateFormalDiningRoom,DualSinks,KitchenDiningCombo,SittingAreaInPrimary,SplitBedrooms,SeparateShower,WalkInClosets,Elevator

**Appliances:** Dryer,Dishwasher,ElectricRange,Microwave,Refrigerator,Washer

## Expenses, Fees & Taxes

**Association Fee:** \$4,500

**Tax Annual Amount:** \$42,858

**Tax Year:** 2025

## Miscellaneous

**Association Fee Frequency:** Monthly

**List Office Name:** Douglas Elliman

**Listing Terms:** Cash,Conventional

