

## 333 LAS OLAS WAY 3603

<https://miamiluxuryhomes.org>

LAS OLAS RIVER HOUSE CONDO UNIT 3603 PER CDO BK/PG:  
38617/366 Spectacular 5th Ave Tower Suite on the 36th floor in Las Olas River House, Ft Lauderdale's landmark tower. Spacious floor plan perfect for entertaining with modern contemporary finishes. Features oversized primary suite with large interior office or work out room, 2 primary baths, 2 [...]

**\$2,550,000**

- 2 beds
- 4 baths
- Condominium
- Residential
- Active
- 3189 sq ft

---

### Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 42 floors

**Year built:** 2004

**Subdivision Name:** LAS OLAS RIVER HOUSE COND

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Area:** 3189 sq ft

**View:** City,Pool,River

**County:** Broward



---

# Building Details

**Architectural Style:** HighRise

**Construction Materials:** Block

**Covered Spaces:** 1

**Garage Spaces:** 1

---

## Amenities & Features

**Pool Features:** Heated  
**Security Features:** ElevatorSecured,SecuredGarageParking,LobbySecured,FireSprinklerSystem  
**Association Amenities:** BilliardRoom,BikeStorage,Cabana,Clubhouse,FitnessCenter,Barbecue,PicnicArea,Pool,SpaHotTub,Trash,Elevators  
**Utilities:** CableAvailable  
**Cooling:** CeilingFans,Electric  
**Furnished:** Unfurnished  
**Features:** ExteriorLighting

**Parking Features:** Assigned,Attached,Covered,Garage,Valet  
**Patio & Porch Features:** Balcony,Open  
**Waterfront Features:** NoFixedBridges,OceanAccess,RiverFront,Seawall

**Window Features:** Blinds,Drapes,ImpactGlass  
**Exterior Features:** Balcony,Barbecue,SecurityHighImpactDoors

**Heating:** Electric  
**Interior Features:** Bidet,BuiltinFeatures,BedroomMainLevel,BreakfastArea,DualSinks,EntranceFoyer,EatInKitchen,GardenTubRomanTub,Kitchenisland,LivingDiningRoom,SittingAreainPrimary,SplitBedrooms,SeparateShower,Bar,WalkInClosets

**Appliances:** BuiltinOven,Dryer,Dishwasher,ElectricRange,Disposal,IceMaker,Microwave,Refrigerator,SelfCleaningOven,Washer

---

# Nearby Schools

**High School:** Fort Lauderdale

---

# Expenses, Fees & Taxes

**Association Fee:** \$3,625

**Tax Annual Amount:** \$24,995

**Tax Year:** 2023

---

# Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** Galleria International Realty

**Listing Terms:** Cash,Conventional

**Direction Faces:** South

