

4520 EI MAR DR #12, LAUDERDALE BY THE SEA, FL 33308

A11943433

\$525,00

- 1 Bed, 1 Bath Corner Unit
- Located on Ground Floor
- Bath has Shower Only

INTERIOR/GENERAL

- Open Floor Plan
- Impact Windows and Sliding Doors
- Neutral Tile Floors Throughout
- A/C 2019
- Electric Water Heater
- Family/Dining Combination
- Large White Kitchen with Electric Appliances and Snack/Bar Counter
- Spacious Bedroom
- Bath has Shower Only
- Ceiling Fans
- Fully Furnished
- Southern Seas Condo
- Oceanfront, 2-Story Building
- 3 Min Walk to The Pier, Shopping, Restaurants and Entertainment

EXTERIOR

- Balcony overlooking the Ocean and Pool
- 1 Space Parking, Guest Parking, Open Space Parking
- Common Laundry
- New Gates and Fences are Being Installed Soon. Also, New Sign on Building.

AMENITIES BBQ/Picnic Area, Common Laundry, Pool

HOA INFORMATION

- Florida 360 Property Management, (888) 336-0606, customerservice@florida360mgmt.com, www.florida360mgmt.com
- Maintenance Fee \$1,446.98 Monthly
- Fee Includes All Amenities, Building Exterior, Cable Tv, Common Area, Laundry Facilities, Manager, Pest Control Interior
- Daily, Weekly, Monthly Rentals Allowed, 365 Days/Yr. Perfect for AIRBNB
- The Building has Passed the Certifications. 40 Yr. Inspection was done last Year. Three Years of Assessments Were paid by Dec. 2025
- Association Approval Required. 3-4 Weeks Approval
- Limited # of Vehicles

**** Owners had it being rented by the on site management company and not AIRBNB, and that on site office is closing and won't be renting the unit any more. The owners also used it in February, March, April and July each year, so there's no revenue for those months****

ALL PROPERTY DOCUMENTS #12

<https://drive.google.com/drive/folders/1ey-a1EVmEq3Awk2aLcsbippvKMxP-l9Z?usp=sharing>

HOA DOCUMENTS #12

https://drive.google.com/drive/folders/1fG-0x1P6JmsKrWRsKiM_JYgikFrm4nc6?usp=sharing

PROPERTY VIDEO #12

<https://drive.google.com/file/d/1ILvNg9qN5iuBCXvixlYN89KeyUPq1VMn/view?usp=sharing>