

Berkley South Condo

3015 N Ocean Blvd Unit#6A, Fort Lauderdale FL 33308

Property Information:

Located in the heart of Fort Lauderdale, directly across from the beach, this spacious corner unit is offered at a price BELOW APPRAISED VALUE with OWNER FINANCING available. The residence features 2 bedrooms and 2 full bathrooms, providing a comfortable and inviting living space. With hurricane-impact windows, three large walk-in closets, and fresh paint throughout, it's move-in ready. The building includes a range of amenities, such as a heated pool, and is pet-friendly so you can bring your furry friends along. Enjoy the convenience of walking to the beach, shopping centers, restaurants, and entertainment options from this prime location.

SELLER CONCESSIONS: Seller Financing Available

HOA INFORMATION:

- 1 unassigned parking spot for each unit, parking for residents in the garage
- Deeded beach entry right in front of building, washers and dryers are NOT permitted in the unit
- \$500 deposit for the move-in process along with COI for Moving company
- Lien for garage, restoration and water mitigation; 2-3 projects left, no removal date, cash sales only, amnesty program planned after removal
- Multiple ongoing projects in the building
- No current special assessments for 2025, possible in 2026

COA MGMT CONTACT INFO:

Berkley South Condo Association
WWW.TheBerkleySouthCondo.com
954-566-0174,
office@theberkleysouthcondo.com

APPLICATION FEE: \$150

MONTHLY PAYMENT - \$1332 Includes

FINANCING: CASH ONLY/NO FINANCING/Seller Financing Available

MINIMUM CREDIT SCORE: 650 Minimum Credit Score

MINIMUM INCOME:

MINIMUM DOWNPAYMENT:

PETS: 2 dogs allowed up to 20 pounds each at maturity

RENTING PERMITTED: No rentals first year owned

40 YEAR COMPLETE: Yes

RESERVES:

Click on the links below for access to documents:

HOA DOCUMENTS:

https://drive.google.com/drive/folders/1Vn4xMIFdrVivGlnPwLaKPs_omMQmf9Gh?usp=sharing

PROPERTY DISCLOSURE:

https://drive.google.com/drive/folders/1cKz0CsYcaedtK4EOVZa6RIJZA4T5LL_T?usp=drive_link

Information including but not limited to prices, measurements, square footages, lot sizes, calculations, HOA/COA info, & statistics are deemed reliable but are not guaranteed and are subject to errors, omissions or changes without notice. Buyer Agent to confirm all information.