

# 353 Sunset Dr Unit PH01 Fort Lauderdale, FL 33301

[premierestateproperties.com/p/353-Sunset-Dr-Fort-Lauderdale-FL-33301/dmgid\\_143672606](https://premierestateproperties.com/p/353-Sunset-Dr-Fort-Lauderdale-FL-33301/dmgid_143672606)

\$4.1 Million



Dining to Living

## Property Description

### LOCATION

Only eight residences make up this luxury boutique building, “353 Sunset,” which features a gated arrival entry and exquisite lobby decorated by Nick Luaces Design. In a prime location, it is situated just minutes to Fort Lauderdale’s picturesque beaches as well as Las Olas Boulevard, which is acclaimed for its fine dining, eclectic boutiques, world-class art galleries and vibrant nightlife.

### PROPERTY

Enjoy the ultimate in indoor-outdoor living and entertaining at the boutique, "353 Sunset," with a heated lakefront pool, cabana bath and summer kitchen set in tropical landscaping. Exceptional amenities that come with this chic designer-finished penthouse include a private 2,782 /- -square-foot rooftop terrace with a heated spa, bar, grill and cabana bathroom, as well as a deep-water yacht slip, offering boaters direct access to the Intracoastal Waterway and Atlantic Ocean.

## RESIDENCE

Presenting the quintessential waterfront lifestyle in a setting of casual yet sophisticated elegance, this four-bedroom penthouse model home comprises 4,170 /- square feet of interior space, fully furnished in a striking contemporary style by award-winning Nick Luaces Design. Offering a chic, airy ambience, highlights include an open-concept floor plan with walls of glass overlooking panoramic vistas; beautiful designer-appointed furnishings; polished marble flooring; custom hand-crafted walnut trim-work; a gorgeous bespoke chef's kitchen by Snaidero, an Italian luxury kitchen-design firm; sumptuous master suite; private elevator; and a private two-car, air-conditioned garage. The height of elegance with breathtaking views as its backdrop, the grand salon features floor-to-ceiling glass windows and sliders that open to the inviting water-view terrace. For easy service and a great flow that supports gracious entertaining, the salon is open to the custom chef's center-island kitchen, finished with sleek clean-line contemporary cabinetry, Miele professional-grade appliances, and Caesarstone counters and backsplash. Also open to the kitchen is the casual family room, fitted with cabinetry for media and display. Offering privacy, the serene master suite comprises an entire corner of the penthouse. The bedroom, which overlooks water views and opens to the terrace, features hardwood flooring and a statement accent wall. Included in the suite are a huge custom-fitted closet and spa-like marble-appointed bathroom with double vanities, a large walk-in steam shower, and free-standing soaking tub. Grouped together from a hallway adjacent to the family room are three luxurious guest-bedroom suites, and completing the layout are a powder room, laundry and storage area.

Featured Listing

**BEDS**4 **BATHS**4 full 2 partial **SQUARE FEET**4,170 **MLS#**F10263529

**STATUS**Active **PROPERTY TYPE**Residential - Condominium **SUBDIVISION**353 Sunset Las Olas

## Property Features

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**Property Type** Residential - Condominium

**Cooling** Central Cooling

**Garage** 2 car attached

**Heating** Central Heat

**Taxes** \$49,437

**Year Built** 2017

## **Amenities**

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First Floor Entry

Closet Cabinetry

Kitchen Island

Foyer Entry

Walk-In Closets

Barbeque

High Impact Doors

Open Balcony

## **Feature Descriptions**

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**Additional Rooms** Den/Library/Office, Family Room, Utility Room/Laundry

**Appliances** Automatic Garage Door Opener, Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Self Cleaning Oven, Wall Oven, Washer

**Association** Condo

**Association Fee** \$2300/Monthly

**Bedroom** At Least 1 Bedroom Ground Level, Entry Level, Sitting Area - Master Bedroom

**Community** No HOPA

**Days on Site** 116

**Dining** Dining/Living Room, Eat-In Kitchen, Formal Dining

**Exterior** New Construction

**Flooring** Marble Floors, Wood Floors

**Formal Dining** Yes

**Front Exposure** North

**Maintenance Includes** Building Exterior, Common Area, Elevator, Landscaping/Lawn Maintenance, Pool Service, Sewer, Trash Removal, Water

**Master Bathroom** Bidet, Dual Sinks, Separate Tub & Shower

**Parcel #** 504212DC0070

**Parking** 2 Or More Spaces, Covered Parking

**Pet Restrictions** Number Limit, Size Limit

**Restrictions** Okay To Lease 1st Year, Other Restrictions

**SQ FT Total** 7442

**Total Rooms** 0

**Water Access** Private Dock, Unrestricted Salt Water Access

**Waterfront** Lake Front

**Windows** Blinds/Shades, High Impact Windows