

# **WATERGARDEN RESIDENCES**

## **UNIT #1403**

### **BUYER HANDOUT**



#### **WHY WATERGARDEN #1403**

#### **LOCATION... LOCATION... LOCATION**

Steps from bustling Las Olas Boulevard. Within a 15-minute walk, a resident will find over 79 eating and drinking establishments—from fast casual al-fresco light fare to fine dining with vibrant nightlife and entertainment.

Directly in front of WaterGarden, walk out and begin your stroll (or walk your dog) along the historic brick-lined Riverwalk following the meandering New River. Experience other strollers, luxury residences, waterfront dining, and the newly developed Huzeinger Park.

Enjoy a weekly calendar of activities including Jazz on the Park (first Sunday of every month) and other community events. [www.GoRiverwalk.com](http://www.GoRiverwalk.com)

Only 5–30 minutes to I-95, I-595, Fort Lauderdale International Airport, and nearby beaches including Dania, Hollywood, Pompano, Boca Raton and of course Miami!

## **VIEWS... VIEWS... VIEWS**

From the extended balcony, enjoy your relaxing morning coffee, reading, entertaining, and happy hour at sunset.

Take in ships leaving Port Everglades, Atlantic Ocean views, beautiful morning sunrises, and continuous small craft and mega yacht boating traffic.

Watch the Water Taxi, Carrie B, and Jungle Queen daily, and enjoy a front-row seat to the famous Christmas Boat Parade and other waterfront festivities.

## **HOW THIS UNIT COMPARES TO OTHER UNITS ON THE MARKET**

Most available units in WaterGarden and comparable buildings fall into two categories:

- Lower-floor units (10th floor or below): Reduced views, less natural light, more obstruction, and lower long-term resale value.
- Original-condition units (including some 14th floor units): Require \$120K-\$200K+ in renovation costs, 3-9 months of delays, contractor coordination, and potential cost overruns.

In contrast, Unit #1403 offers:

- Fully renovated, move-in ready condition
- Premier Moonglow (03 stack) with southeast exposure
- 14th floor elevation providing optimal views and privacy
- Immediate use with no additional capital investment required

Many buyers ultimately spend the same—or more—renovating other units while losing valuable time and taking on unnecessary risk.

## **SELLER FLEXIBILITY & PRICING ADVANTAGE**

- Motivated and flexible seller – Priced below Market!
- Ability to structure favorable terms – Leaseback option
- No traditional commission structure built into pricing
- Creates potential savings and stronger deal positioning for the buyer

## **WHY BUY THIS UNIT NOW**

- Limited supply of fully renovated units
- Rising construction and labor costs
- Strong demand for turnkey properties
- Opportunity to secure favorable pricing and terms today

## **FINAL THOUGHT**

There will always be other units available—but very few offer the right combination of stack, floor, condition, and pricing flexibility.

Unit #1403 delivers all four without compromise

## **NEXT STEPS**

*Contact your AGENT*

*Click on Sellers Webpage Link Below : or Scan QR Code:*

<https://watergardenforsale.com/>



Sellers: Barry Walko/Nancy Rovelli

954-790-1473/917-520-5893