

Property Snapshot

Property Address	347 N New River Dr E #1403
Asking Price	\$949,999
Beds / Baths	2 / 2
Interior Sq Ft	1,206
Year Built	2004
Parking Spaces	1 [Assigned Undercover-Conveniently located]
Storage Included	No
Pet Friendly	YES

HOA & Building Questions

Buyer Question	Your Answer	Notes / Documents
What is the HOA fee?	\$1,406 / month	
What does HOA include?		HOA financials available
Are reserves funded?	Strong Reserves	
Any special assessments?	No Major Foreseen	
Rental restrictions?	After 1 year	
Pet restrictions?	Allowed	Rules & Regulations
Building insurance status?		HOA financials available
Recent building upgrades?		Refer to Website
Milestone inspection completed?	Yes	Management Office

Watergarden Building scheduled to be painted commencing 2026 (Already Funded)

A Common Area Building [Foyer/Clubroom/Theater/Misc.] 'Refresh' is in the schedule

Unit Condition Questions

Buyer Question	Your Answer	Notes
When was the unit remodeled?	2017/2018	Kitchen / Flooring Bathrooms
What updates have been completed after 2018?	HVAC replacement, soundproofing, Custom Cabinetry, Floating Shelves Floating Cabinets Bedroom/Office/Study- Custom Built-in Cabinetry and Desk with Murphy Bed	2018 / 2020 improvements
How old is HVAC?	Replaced 2020	Approx. 6 years old
How old is water heater?	NONE	Included in HOA
Appliance ages?	All appliances replaced within past 3 years except dryer & motherboard in GE Profile oven	
Hurricane impact windows/doors?	YES	
Flooring type? Included fixtures/appliances?	Ceramic tile throughout YES	Easy maintenance

Monthly Costs

Expense	Monthly Amount	Notes
HOA	\$1406	
Electric	\$120	
Internet	\$60	
Insurance (HO6)	\$150	Great Rate!
Parking/Other	Included	
Total Est. Monthly Cost	\$1736	

Lifestyle / Value Questions

Buyer Question	Your Answer
Best feature of the unit?	Rare desirable Moonglow stack with views, turnkey upgrades, Fresh paint/unit is well maintained- Plenty of Organized Storage
Best feature of the building?	Award-winning concierge service and strong reserves – Friendly resident community
Best nearby attractions?	Las Olas/Riverwalk/Beach/Downtown
Why is this unit better than comps?	Priced below market, Remodeled-Turn-key remodeled interior, rare desirable stack, strong building financials, best views
Why are you selling?	Relocating
Preferred closing timeline?	Flexible – Potential for Lease back

Secret Sauce

Award Winning CONCIERGE-‘George’ - Seamlessly gets you anything you need!
Stress & Worry Free...From Mail / Grocery Delivery to Plumbers, Tradesmen...
U Name it! Known for Watergarden social events and activities- George can be found at his desk daily from 9:30-5:30 located in the foyer by the Front desk
