



Price: \$349,000

MLS Number: F10464149

Condo / Town Home

401 Briny Ave Unit 610, Pompano Beach, Florida 33062 USA

Beds: 2

Baths: 2

Taxes: \$4,286

Living Area: 1,250

Unit: 610

HOA Fees: \$3,210

Waterfront: YES

Year Built: 1970

Community: Christopher House

Subdivision: Christopher House

ABOUT THIS PROPERTY

Only steps to the sand, this updated 2/2 split plan condo shows great! Many features include in-unit w/d, lg pantry, walk-in closets, new flooring, new carpet in primary suite, walk-in & sink area, 18x18 tile in liv area, new HVAC & hot water tank. Wireless wifi & dish TV included in assoc fee in this unique boutique bldg w/remodeled clubhouse, gym, pool, BBQ & eating area just off the beach + under bldg parking. There are new elevators, a new roof and the entrance opens to a central atrium where you feel the ocean breezes. The Assn has healthy fully funded reserves w/reserve study done in 2023, no assessments & building has passed their 40-50 year inspection. Location is prime, near the Pompano Pier area w/restaurants, night life, tiki bars, shopping and community services close by.

FEATURES

Community:	Community Clubhouse(s), Community In-door Swimming Pool
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning, Humidifier
Inclusions:	Electric Range and Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Pantry, Ceiling Fan(s), Walk-in Closet(s)
Scenery:	Ocean View, Waterview

PROPERTY
LOCATION



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