



**Price: \$284,999**

**MLS Number: F10527479**

**Condo / Town Home**

**9617 Riverside Dr Unit 5C, Coral Springs, Florida 33071 USA**

**Beds: 3**

**Baths: 2**

**Taxes: \$5,247**

**Living Area: 1,260**

**Unit: 5C**

**HOA Fees: \$496**

**Year Built: 1986**

**Community: ROYAL GRENADIER II**

**Subdivision: ROYAL GRENADIER II**

**Date Sold: 10/31/2025**

**Elementary School: Riverside (Broward)**

**Junior High: Ramblewood Middle**

**High School: J. P. Taravella**

## ABOUT THIS PROPERTY

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Live in the heart of Coral Springs at Royal Grenadier—an all-ages, pet-friendly community with a sparkling pool and beautifully kept grounds. This light-filled 3-bedroom, 2-bath home features a comfortable, open living space, an eat-in kitchen in-unit laundry, and a private balcony/patio perfect for enjoying morning coffee. A brand-new roof was installed in September 2025, providing you with peace of mind for years to come. HOA includes reserves, adding long-term stability and value. Top local conveniences are just minutes away along University Dr—shops, dining, parks, and A-rated schools. Community highlights include ample guest parking, lush landscaping, and quick access to Sawgrass & Turnpike for easy commuting. No leasing first year. Minimum credit score 650 per HOA.



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