



**Price: \$366,450**

**MLS Number: F10539709**

**Condo / Town Home**

**6201 Bay Club Dr Unit 4, Fort Lauderdale, Florida 33308 USA**

**Beds: 2**

**Baths: 2**

**Taxes: \$7,945**

**Living Area: 1,200**

**Unit: 4**

**HOA Fees: \$795**

**Waterfront: YES**

**Year Built: 1973**

**Community: Bay Colony Club Condo**

**Subdivision: Bay Colony Club Condo**

# ABOUT THIS PROPERTY

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Desirable Gated Bay Colony Club!! Bright Corner Unit with Waterviews!! Spacious Living Room open to patio area with upgraded sliders & waterview!! Entertainer's kitchen/stainless applicances . Brand new tile floors throughout living space! Ne Trane AC unit! Large walk in storage closet-needs to be opened. Master sute/walk in closet+double closet, private bath, waterviews!!! Resort style community features 4 heated pools/BBQ's/ice machines! 3 club houses, tennis courts, 2 gyms, billard room, llibrary! Covered Island/wetbar, refrigerator, BBQ's, ice machines on the Intracoastal!!! Brand new roofs on all bldgs in the complex! Boat dockage up to 50" boat \$2.00 a linear foot-no fixed bridges!!! Fort Lauderdale's Best Kept Secret! Owner financing possible-inquire listing agent. Easy show!

## FEATURES

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|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Community:  | Community Laundry Facilities, Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Tennis Court(s) |
| Flooring:   | Tile Flooring                                                                                                                                   |
| Heat/Cool:  | Central Air Conditioning                                                                                                                        |
| Inclusions: | Electric Range and Oven, Cooktop Range, Dishwasher, Refrigerator                                                                                |
| Interior:   | Ceiling Fan(s), Walk-in Closet(s)                                                                                                               |
| Rooms:      | Formal Dining Room, Breakfast Area, Library                                                                                                     |
| Scenery:    | Canal View, Canal Waterfront Property                                                                                                           |

PROPERTY  
LOCATION

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YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050  
[BREC@BRECREALTY.COM](mailto:BREC@BRECREALTY.COM) | [PRIVACY POLICY](#)

