



**Price: \$295,900**

**MLS Number: F10542198**

**Condo / Town Home**

**6317 Bay Club Dr Unit 3, Fort Lauderdale, Florida 33308 USA**

**Beds: 2**

**Baths: 2**

**Taxes: \$6,532**

**Living Area: 1,200**

**Unit: 3**

**HOA Fees: \$2,235**

**Waterfront: YES**

**Year Built: 1973**

**Community: Bay Colony Club**

**Subdivision: Bay Colony Club**

ABOUT THIS  
PROPERTY

---

MOTIVATED SELLER>>>A great opportunity to own a 2 bedroom 2 bath unit in this GATED, UNIQUE WATERFRONT community on the ICW in luxurious NE Fort Lauderdale. UPDATE to your taste. 2025 new roof, lots of closets. BOATERS PARADISE! Ocean access with No fixed bridges, LOW, LOW dock fees(\$2 @linear foot) thru separate lease when available CONVENIENT, Close to beach, restaurants and shopping. Lots of amenities plus 24/7 PRIVATE SECURITY Community features 4 heated pools, one on the intracoastal with bar and BBQ to watch the boats go by, 6 tennis courts, pickleball, BBQ areas, fitness rooms, 3 clubhouses and more in 30+ lush acres to walk, bike.! Close to shopping, restaurants and the beach! Can lease first year. No trucks, No pets, No corporate buy.

FEATURES

---

- Community:** Community Laundry Facilities, Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Community Tennis Court(s)
- Heat/Cool:** Central Air Conditioning
- Inclusions:** Electric Range and Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator
- Interior:** Ceiling Fan(s), Walk-in Closet(s)
- Rooms:** Living/dining Room Combination
- Scenery:** Ocean Access, Canal Waterfront Property, Intra-coastal



©2026 | BREC REALTY GROUP, LLC,  
YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050  
[BREC@BRECREALTY.COM](mailto:BREC@BRECREALTY.COM) | [PRIVACY POLICY](#)

