



Price: \$339,000

MLS Number: F10544179

Condo / Town Home

777 S Federal Hwy Unit 304-N, Pompano Beach, Florida 33062 USA

Beds: 2

Baths: 2

Taxes: \$6,330

Living Area: 1,068

Unit: 304-N

HOA Fees: \$840

Waterfront: YES

Year Built: 1974

Community: Island Club

Subdivision: Island Club

ABOUT THIS
PROPERTY

PRICED TO SELL!! Waterfront living at its finest with a DEEDED DOCK! This spacious 2BD\2BA located within a GATED community offers the BOATING LIFESTYLE, SECURITY, & 3rd FLOOR VIEWS you've been searching for. Key features include a \$10,000 CREDIT towards dock upgrades, boat size up to 28ft allowed, direct ocean access, updated kitchen, luxur vinyl floors, large master bedroom w/ walk-in closet, ideal parking space close to elevator, & a desirable screened-in balcony.Â Let's not forget about the building recently completing the 50yr INSPECTION! Recent upgrades includeÂ new roof painting of building, & new water delivery lines.Â The resort-style amenities include a heated pool, jacuzzi, fitness center, tiki huts, BBQ grills, & more. Maintenance includes CABLE, WATER, & TRASH.

FEATURES

Community:	Community Laundry Facilities, Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Childrens Play Area', Putting Green, Community Sauna(s), Community Spa(s), Extra Storage Available
Flooring:	Tile Flooring, Vinyl Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Cooktop Range, Dishwasher, Refrigerator
Interior:	Walk-in Closet(s)
Rooms:	Living/dining Room Combination
Scenery:	Ocean Access, Canal View, Canal Waterfront Property, Waterview

PROPERTY
LOCATION



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