



**Price: \$269,000**

**MLS Number: F10551433**

**Condo / Town Home**

**2106 S Cypress Bend Dr Unit 210, Pompano Beach, Florida 33069 USA**

**Beds: 2**

**Baths: 2**

**Taxes: \$3,689**

**Living Area: 770**

**Unit: 210**

**HOA Fees: \$1,198**

**Waterfront: YES**

**Year Built: 1984**

**Community: Cypress Bend**

**Subdivision: Cypress Bend**

# ABOUT THIS PROPERTY

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LOW HOA FEES! Waterfront views from every window! Move-in ready 2/2 corner unit. This bright, airy home offers an open-concept layout. The modern kitchen features updated cabinetry, quartz countertops, soft-close cabinets, and all new stainless steel appliances. Impact windows throughout. Brand-new in-unit washer/dryer, electric panel with extra space for future wants, and hard wired smoke alarms. A/C 2024. All upgrades completed to code with permits. Amenities include clubhouse, fitness center, game room, saunas, pools, tennis/pickleball courts, walking trail & more. Near I-95, Turnpike & Tri-Rail for easy commute. Next to The Pomp, Top Golf, shopping, dining & entertainment. Structural Integrity Study complete; reserves in place. Cypress Bend offers luxury lifestyle and location

## FEATURES

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|             |                                                                                                                            |
|-------------|----------------------------------------------------------------------------------------------------------------------------|
| Community:  | Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Community Childrens Play Area', Community Sauna(s) |
| Energy:     | Storm Windows                                                                                                              |
| General:    | Elevator(s)                                                                                                                |
| Heat/Cool:  | Central Air Conditioning                                                                                                   |
| Inclusions: | Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer  |
| Interior:   | Breakfast Bar, Pantry, Walk-in Closet(s)                                                                                   |
| Recreation: | Tennis Court                                                                                                               |
| Rooms:      | Living/dining Room Combination, Library                                                                                    |
| Scenery:    | Lake View, Lake Frontage, Waterview                                                                                        |

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](#)

