



**Price: \$225,000**

**MLS Number: F10551715**

**Condo / Town Home**

**2601 S Course Dr Unit 111, Pompano Beach, Florida 33069 USA**

**Beds: 3**

**Baths: 2**

**Taxes: \$1,792**

**Living Area: 1,500**

**Unit: 111**

**Lot Square Feet: 1,500**

**HOA Fees: \$954**

**Year Built: 1971**

**Community: Palm Aire Country Club**

**Subdivision: Palm Aire Country Club**

# ABOUT THIS PROPERTY

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Roof, concrete restoration, balconies and railings special assessments HAVE ALL BEEN PAID FOR by seller :) Condo fees include internet, cable, and water. Large, rarely available 1st-floor corner unit, 3 bed, 2 bath in Palm Aire! It features updated bathrooms and abundant storage throughout. Primary suite has a spacious walk-in closet, a vanity area, and two additional closets. The living and dining rooms flow seamlessly onto a large enclosed patio, all with serene golf course views that add to the condo's inviting atmosphere. Located near Harrah's Pompano Beach Casino, The Pomp, and TopGolf, Pompano Beach pier, dining, entertainment and shopping. Palm Aire's community amenities include 3 pools, 3 golf courses, strolling paths, tennis courts, and recreational spaces. Priced for a quick sale

## FEATURES

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|-------------|----------------------------------------------------------------------------------------------------------------------|
| Community:  | Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Sauna(s), Extra Storage Available |
| Exterior:   | Patio                                                                                                                |
| Flooring:   | Tile Flooring                                                                                                        |
| General:    | Elevator(s)                                                                                                          |
| Heat/Cool:  | Central Air Conditioning                                                                                             |
| Inclusions: | Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator       |
| Interior:   | Pantry, Walk-in Closet(s)                                                                                            |
| Rooms:      | Living/dining Room Combination, Foyer                                                                                |

PROPERTY  
LOCATION

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