





**Price: \$82,500**

**MLS Number: A12004529**

**Condo / Town Home**

**1045 Country Club Dr Unit 307, Margate, Florida 33063 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 930**

**Unit: 307**

**HOA Fees: \$491**

**Year Built: 1974**

**Community: ORIOLE GOLF & TENNIS CLUB**

**Subdivision: ORIOLE GOLF & TENNIS CLUB**

**Elementary School: Atlantic West**

**Junior High: Margate Middle**

**High School: Coconut Crk High**

## ABOUT THIS PROPERTY

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Here's your opportunity to enjoy country club amenities at a bargain price! Oriole Golf & Tennis features a golf course (no membership required), heated pools, clubhouse, billiard room, fitness center, library, shuffleboard ... plus a myriad of social activities! The fee includes basic cable, interior pest control, laundry facilities, roof repairs, water, sewer, and trash removal. The A/C system replaced in 2024. The community is in a great location with easy access to multiple major highways, shopping, and restaurants. This space looks out on an expansive view of the golf course from the living room and large sunroom. It is ready for someone who sees taking advantage of a very low asking price which will more than offset the renovations needed to make this home truly special. The seller will credit the buyer \$2000 towards replacement of the electric panel. Make your appointment today to see this diamond in the rough!

NOTE: Condo association requires minimum 725 credit score and \$40,000 verifiable income.

# PROPERTY LOCATION

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Image



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YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050

[BRECO@BRECREALTY.COM](mailto:BRECO@BRECREALTY.COM) | [PRIVACY POLICY](#)

