

BEST VALUE IN ISLAND CLUB 2/2 TOP FLOOR



777 S Federal Highway 304K, Pompano Beach, FL, 33062

BEST VALUE in Island Club on **TOP-FLOOR** and Move-in Ready. This 2/2 residence is the **ONLY** unit currently for sale that offers a **LONG**, tranquil water view from both the living room and primary bedroom, with added privacy and less noise. Bright open kitchen with island and abundant cabinetry flows into spacious living and dining areas. Elevator building, laundry on each floor, and steps to the pool and clubhouse. Gated community with 24-hour manned security, two heated pools, sauna, hot tub, fitness center, courtesy bus, putting green, grills, and lush grounds. Just minutes to beaches, Pompano Pier, Lauderdale-by-the-Sea, dining, and shopping. 50-year inspections complete!



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TOP DOLLAR FAST**

Call the Dawes Team 954.807.1489



954.807.1489

help@dawesteam.com

www.DawesTeam.com

*Seller and Dawes Team must agree upon price & terms

MLS#: [B26015117](#)
Status: Active

Prop Type: Residential
Type: Condominium

Price: \$289,900
DOM: 4



Residential
List Price: \$289,900
MLS #: [B26015117](#)
MLS Area: 3341
Zoning: RM-30
Type: Condominium
County: Broward
Subdivision: ISLAND CLUB FOUR CONDO
Beds: 2
Baths: 2/0
SqFt Liv Area: 1,070
SqFt Total: 1,070
Units: 1
Stories: 1
Year Built: 1974
Stories Tot: 3
Lot SqFt: 0
Lot Size: 0
Acres: 0.00
Parcel Num: [494306cd0140](#)

Virtual Tour: <https://www.propertypanorama.com/777-S-Federal-Highway-Pompano-Beach-FL-33062/unbranded>
Legal Description: ISLAND CLUB FOUR CONDO UNIT 304 BLDG K PER CDO BK/PG: 5707/541
Elementary: [McNab](#)
High: [Blanche Ely](#)
Middle: [Pompano Beach](#)

Public Remarks : BEST VALUE in Island Club on TOP-FLOOR and Move-in Ready. This 2/2 residence is the ONLY unit currently for sale that offers a LONG, tranquil water view from both the living room and primary bedroom, with added privacy and less noise. Bright open kitchen with island and abundant cabinetry flows into spacious living and dining areas. Smart appliances: stove & microwave. Elevator building, laundry on each floor, and steps to the pool and clubhouse. Gated community with 24-hour manned security, two heated pools, sauna, hot tub, fitness center, courtesy bus, putting green, grills, and lush grounds. Just minutes to beaches, Pompano Pier, Lauderdale-by-the-Sea, dining, and shopping. 40 & 50-year inspections complete!

General Information

Sr Community: No
Spcl List Cnd: Standard
Builder Name:
Waterfront: Yes / Canal Front, Canal Width 81-120 Feet, Fixed Bridge
Boat Dock: No Wake Zone
Garage #: Carport #:
Parking Desc: Assigned, Guest
Furnished: Unfurnished
Flooring: Tile, Vinyl
Construction: CBS, Concrete Block - With Stucco
Lot Desc: Landscaped, Sidewalks
Private Pool: No
Pool Dim: Spa: Yes
View: Canal, Water
Other Struct: Cabana, Gazebo

Faces: East
Proj Comp Date:
Apx Lot Size: 0
Dock #:
Open Parking: 1.00
Covered Prk: 0.00
Parking Total: 1
Main Liv Area: Entry Level
Ceiling Fans: 5

Rooms

Main Lvl Bed: 2
Master Bath: Bedroom On Entry Level
Dining: Breakfast Area, Dining/Living Room, Snack Bar/Counter
Main Lvl Bath: 2

Room	Dimensions	Level	Description
Kitchen			
Living Room			
Master Bedroom			

Additional Information

Pets: Yes/Pet Restrictions Possible, Yes
Interior: Built-in Features, Closet Cabinetry, Kitchen Island, Walk-In Closet(s)
Equip/App: Dishwasher, Disposal, Range-Electric, Freezer, Microwave, Oven, Refrigerator, Water Heater-Tankless, Water Heater
Windows: Double Hung Metal
Guest House:
Exterior Feat: Balcony, Barbecue, Courtyard, Garden, Outdoor Shower, Pool Bathroom
Assoc Amen: Basketball Court, Bike Storage, Billiard Room, Boating, Clubhouse, Community Room, Elevator(s), Fitness Center, Gated, Heated Pool, Hot Water, Internet Included, Kitchen Facilities, Laundry, Maintained Community, Maintenance, Management, Manager On Site, Picnic Area, Pool, Putting Green, Sauna, Spa/Hot Tub, Storage
Heating: Central
Cooling: Ceiling Fan(s), Central Air
Water: Public
Roof: Flat
Max # Pets:
Wgt Limit:
Pet Fee:
Sprinkler: Auto Sprinkler
Gated: Yes
Sewer: Public Sewer

Restrictions: Other Restrictions, Parking - No Motorcycle, Parking - No Trailer

Condo

Building #: Unit Floor: 3
Cmplx Units: Min # Days Lse: Yes
Parking Sp #: 4G2
Unit View: Canal, Water
Govern Bodies: Condominium
Total Floors: 1
Times Lsd/Yr:
Bldg Units:
Interior Lvl: One
Balc/Prch/Pat:

Financial Information

Taxes: \$6,329/2025 City/County
Terms: Cash, Conventional, FHA, VA
Type Assoc: Condominium/\$840/Monthly
Assumable:
Mbr Fee: