

**1309, 1800, 81ST AVE, NORTH LAUDERDALE, FL, 33068**

<https://beachclubhallandale.org>



**\$185,000**



THE COURTYARDS OF BROWARD CONDO UNIT 1309 PER CDO BK/PG:  
8183/780 AKA PHASE I Turn-key investment opportunity with immediate cash flow. This rented 2-bed/2-bath unit in a 55+ Gated Community offers stable income in a high-demand rental market with low vacancy rates. The community features strong rental history, professional management, and desirable amenities that keep [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1000 sq ft

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Floors:** 4 floors

**Year built:** 1976

**Subdivision Name:** COURTYARDS OF BROWARD CON

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area:** 1000 sq ft

**View:** Garden

**County:** Broward

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## Building Details

**Construction Materials:** Block

**Garage Spaces:** 1

**Covered Spaces:** 1

**Floor covering:** CeramicTile

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## Amenities & Features

**Pool Features:** Association

**Security Features:** ComplexFenced

**Cooling:** CentralAir

**Heating:** Central

**Appliances:**

ElectricRange,Microwave,Refrigerator

**Parking Features:** Assigned,Guest

**Association Amenities:**

BasketballCourt,Clubhouse,FitnessCenter,Pool,Elevators

**Exterior Features:** Courtyard,Fence

**Interior Features:** Pantry,WalkInClosets

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## Nearby Schools

**Middle Or Junior School:** Silver Lks Middle

**High School:** Boyd H Anderson

**Elementary School:** Pinewood

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## Expenses, Fees & Taxes



**Association Fee:** \$720

**Tax Annual Amount:** \$3,990

**Tax Year:** 2025

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## Miscellaneous

**Association Fee Frequency:** Monthly

**List Office Name:** Compass Florida, LLC

**Listing Terms:** Cash,Conventional

**Attribution Contact:** 305-305-3135

