

114 Royal Pk Dr, Unit #3A, Oakland Park, Florida 33309

Listing

MLS#: [B26083117](#)
Status: Active

Prop Type: Residential
Type: Condominium

Price: \$169,900
DOM: 6



Residential
List Price: \$169,900
MLS #: [B26083117](#)
Status: Active
List Broker: [802518/LoKation](#)
Geog Area: FTNW - Ft Ldale NW(3390-3400;3460;3540-3560;3720;3810)
Zoning: RM-25
Type: Condominium
County: Broward
Subdivision: ROYAL PARK CONDO
Rental Type:
Beds: 2
Year Built: 1976
Acres: 0.00
Munic Code:
MLS Area: 3550
Baths: 2/0
Stories Tot: 4
DOM: 6
CDOM: 6
Parcel Num: [494221ac4330](#)
Parcel:

Model Name: ROYAL PARK CONDO
Dev Name: <https://www.propertypanorama.com/114-Royal-Pk-Drive-Unit-3a-Oakland-Park-FL-33309/unbranded>
Virtual Tour:
Legal Description: ROYAL PARK CONDO UNIT 114-3A PER CDO BK/PG: 5775/866
Elementary: [Lloyd Estates](#)
High: [Northeast](#)
SqFt Liv Area: 975
SqFt Total: 975
Lot Size Area: 0
Middle: [James S. Rickards](#)

Remarks

Public Remarks : Great opportunity in Royal Park, a hidden community in the Royal Palm Acres neighborhood next to Easterlin Park. Surrounded by nature, lakes, waterways and walking trails, this gated and pet-friendly community offers multiple pools, a gym, sauna and plenty of green space. This updated 2bed/2bath 3rd-floor corner unit features an open-concept kitchen with white cabinetry, laminate flooring throughout, updated bathrooms and impact windows. The building has an elevator and laundry facilities. Convenient Oakland Park location close to shopping, dining, major roads and highways. COMMUNITY AMENITIES: 3 heated swimming pools, clubhouse, men's and women's fitness centers, library, game room, auditorium, BBQ grills and picnic areas, car wash area, 24-hour gated security and bike storage. QUARTERLY MAINTENANCE INCLUDES: Water, sewer, trash, basic TV, high-speed fiber optic internet and building insurance. Maintenance also covers security staff, on-site office and maintenance staff, legal counsel, exterior building repairs, landscaping and pool maintenance. Must own 2 years before renting is allowed. Annual leases only.

Broker Confidential: Use Showingtime to request appts. Once approved, LA will meet you at the property at your scheduled appointment time. Submit offers on FARBAR AS-IS contract w/POF or lender pre-approval. See supplements for Buyer Application, Condo docs, budget & financials, SIRS, EOI, Electrical & Structural reports. Call Campbell property Management for questions regarding Association. 18% Rental Cap. Annual leases only. Meeting minutes available upon request.

General Information

Senior Cmty: No
Spcl List Cnd: Standard
Waterfront: No / Other
Garage #:
Parking Desc: Assigned, Guest
Furnished: Unfurnished
Flooring: Laminate, Vinyl
Construction: CBS
Private Pool: No
View: Garden, Pool
Other Struct: Other
Unit Desc: Corner/End Unit, Exterior Catwalk
Faces: Northwest
Carport #:
Open Parking:
Ceiling Fans:
Covered Prk: 0.00
Parking Total: 1
Main Liv Area: Entry Level

Rooms

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

Room	Dimensions	Level	Description
Kitchen			
Living Room			
Master Bedroom			

Additional Information

Pets: Yes/Breed Restrictions, Number Limit, Yes
Max # Pets: 2
Wgt Limit:
Pet Fee: \$ /
Interior: Bedroom Layout - Stacked, Entrance Foyer, Other
Equip/Apppl: Dishwasher, Disposal, Range-Electric, Microwave, Oven, Refrigerator
W/D Allowed: No
Windows: Blinds, Storm Window(s)
Guest House:
Exterior Feat: Balcony, Garden, Other
Assoc Amen: Bike Storage, Billiard Room, Car Wash Area, Clubhouse, Community Room, Fitness Center, Heated Pool, Kitchen Facilities, Laundry, Library, Picnic Area, Sauna, Storage
Storm Protect: Complete, Impact Glass, Roll-Down Shutters
Heating: Central, Electric
Cooling: Central Air, Electric
Water: Public
Roof: Built-Up, Composition, Other, Rolled/Hot Mop, Tar/Gravel
Sewer: Public Sewer
Year Roof Installed:
Lease Permitted: Yes / Okay To Lease With Restrictions

Restrictions: Limited # Vehicles, Parking - No Boat, Parking - No RV, Parking - No Truck, Parking - No Trailer

Condo

Building #:	Unit Floor: 3	Total Floors: 1	# Bldg Units:
# Cmplx Units:	Min # Days Lse: 365	# Times Lsd/Yr: 1	# Interior Levls: One
Parking Sp #:	Approval Info: Yes		Balc/Prch/Pat:
Unit View:	Garden, Pool		
Security:	Fire Sprinkler System, Gated with Guard, Security Patrol, Smoke Detector(s)		
Govern Bodies:	Condominium		

Financial Information

Terms:	Cash, Conventional	Tot Assessed Val: 1.04	Min % Down: 20.00
Assumable:	No	Tax Info: No Homestead	Assess Market Val: \$163,930.00
Taxes:	\$4,075	Applic Fee: \$100.00	Min Credit Scr: 650
Type Assoc:	Condominium	Cap Contrib: No	Cap Contrib Amt:
Mbr Req/Fee:		Assoc Fee: \$2,457/Quarterly	Mmbrshp Fee Req: No
Assoc Name:	Royal Park Condo		
Assoc Ph/Web:	954-739-6300 / https://royalparkcondos.com/		
Assoc Fee Inc:	Cable TV, Common Areas, Elevator, Insurance, Internet, Legal/Accounting, Maintenance Grounds, Maintenance Structure, Pest Control, Pool Service, Recreation Facility, Reserve Funds, Roof Repairs, Security, Sewer, Trash, Water		
Special Info:	Sold As-Is		
Possession:	Close Of Escrow		
Property Management YN:	Yes		
Property Management Name:	Campbell Property Management		
Property Management Phone:	954-739-6300		
Property Management Email:	RoyalParkAM@campbellproperty.com		

Agent/Broker Info

List Office:	LoKation (802518)	Agent Ph:	954-300-8723
List Agent:	Jose M Feliciano (3274432)	Agent Ph 2:	954-300-8723
LA Email:	joefeliciano2@gmail.com	Agt License:	3274432
Ofc Address:	1500 E. Atlantic Blvd. Pompano Beach, FL 33060	Office Ph:	954-545-5583
		Office Fax:	954-543-1818
		Contact #:	954-300-8723
OLP:	\$169,900	Pr Change Dt:	
Owner Name:	CHEN, DAVID	Owner Phone:	
Own/Agent:	No	Occup Info:	Vacant
List Date:	10/01/2026	Pending Date:	
Listing Type:	Exclusive Right To Sell	Expire Date:	03/21/2027
Internet:	Yes	Any Bkr Adv:	No
Delayed Mkt:	No	Addr on Inet:	Yes
Show Instruct:		Pets on Prem:	No
Show Require:	Appointment Only, Call Listing Agent, Security Guard, See Remarks, Showing Service, Text Listing Agent, Vacant		

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

Listing History from MLS

List Agt: [Jose M Feliciano](#)[114 Royal Pk Dr # 3A Oakland Park 33309](#)Sts: **Active**MLS#: [B26083117](#)List Off: [Lokation](#)

Orig: \$169,900

Condominium

DOM: 6

List: \$169,900



Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	Days
\$169,900	ACT	CSN -> ACT	10/05/2026	3274432	802518	4
\$169,900	NEW	-> ACT	10/05/2026	3274432	802518	4
\$169,900	CSN	-> CSN	10/01/2026	3274432	802518	0

List Agt: [Scott Morreau PA](#)[114 Royal Park Dr # 3A Oakland Park 33309](#)Sts: **Closed**MLS#: [F10522773](#)List Off: [Real Broker Llc](#)

Orig: \$2,100

Condominium

DOM: 72

List: \$1,950

Sold: \$1,950



Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	Days
\$1,950	CLS	-> CLS	11/15/2025	276730066	INTO01	83
\$1,950	HOLD	ACT -> TEOFMA	11/04/2025	3188832	261016598	72
\$1,950	CLS	PND -> CLS	11/15/2025	276730066	INTO01	83
\$1,950	PND	ACT -> PND	11/04/2025	3188832	261016598	72
\$1,950	PRICHNG	2100.00 -> 1950.00	10/12/2025	3188832	261016598	49
\$2,100	NEW	-> ACT	08/24/2025	3188832	261016598	0

List Agt: [Anthony W Wood](#)[114 Royal Park Dr # 3A Oakland Park 33309](#)Sts: **Closed**MLS#: [F1111779](#)List Off: [American Realty & Invst Corp](#)

Orig: \$70,000

Condominium

DOM: 378

List: \$60,000

Sold: \$60,000



Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	Days
\$60,000	HOLD		01/23/2012	3093800	CIRA01	410
\$60,000	PND	ACT -> PND	12/23/2011	3093800	CIRA01	379
\$60,000	CLS	-> CLS	01/23/2012	SEF0679214	SEFCRSH01	410
\$60,000	PRICHNG	70000.00 -> 60000.00	12/22/2011	3093800	CIRA01	378
\$70,000	NEW	-> ACT	12/09/2010	3093800	CIRA01	0

History from Public Records

Rec. Date	Sale Date	Sale Price	Doc. #	Document Type	Buyer Name(s)	Seller Name(s)	Multi/Split Sale
01/25/12	01/23/12	\$60,000	48468-1477	Warranty Deed	Chen David	Rosales Andrea	
01/15/04	12/31/03	\$99,000	36755-1594	Warranty Deed	Rosales Leonardo & Andrea	Alhamzawi Issam & Rola	
10/08/96	09/24/96	\$43,500	25495-552	Warranty Deed	Alhamzawi Issam	Quigley Michael J	
		\$21,900	7088-187	Warranty Deed	Owner Record	Owner Record	

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mortgage Code
12/14/2005	\$80,600	Washington Mutual Bk Fa	CONVENTIONAL	REFI
01/15/2004	\$96,750	American Hm Ln Mtg Corp	FHA	RESALE
10/08/1996	\$42,195	Nationsbanc Mtg Corp	CONVENTIONAL	RESALE

Foreclosure History

RELEASE OF LIS PENDENS/NOTICE

Default Date:		Original Doc #:		Trustee Name:	
Foreclosure Filing Dt:		Original Book/Page:		Trustee Phone:	
Recording Date:	06/22/2012	Buyer 1:	Rosales Andrea	Trustee Sale Order#:	
Document Number:	110833127	Buyer 2:		Seller 1:	Wells Fargo Bk Na
Book Number:	048850	Buyer 3:		Seller 2:	
Page Number:	001127	Buyer 4:		Lender Name:	
Default Amount:		Buyer Etal:	EA	Lien Type:	
Final Judgement Amt:		Buyer Ownshp Rts:		Mortgage Amount:	
Original Doc Date:		Buyer Relation Type:		Title Company:	

LIS PENDENS

Default Date:		Original Doc #:		Trustee Name:	
Foreclosure Filing Dt:	12/15/2010	Original Book/Page:		Trustee Phone:	
Recording Date:	12/28/2010	Buyer 1:	Rosales Andrea	Trustee Sale Order#:	
Document Number:	109782506	Buyer 2:	Washington Mutual Bk	Seller 1:	Wells Fargo Bk Na
Book Number:	047616	Buyer 3:	Royal Park Condo Apts Inc	Seller 2:	
Page Number:	000671	Buyer 4:		Lender Name:	
Default Amount:		Buyer Etal:		Lien Type:	MTG
Final Judgement Amt:		Buyer Ownshp Rts:		Mortgage Amount:	
Original Doc Date:		Buyer Relation Type:		Title Company:	Attorney

Owner Information

Owner Name:	Chen David	Owner Occupied:	A
Mailing Address:	1350 NE 47th Ct	Tax Billing City & State:	Oakland Park Fl
Tax Billing Zip:	33334	Tax Billing Zip+4:	4233
Tax Billing Carrier Route:	C011		

Location Information

Subdivision:	Royal Park Condo	Onboard Neighborhood Description:	TWIN LAKES
Census Tract:	050402	Property Zip Code:	33309
Property Zip+4:	6534	Property Carrier Route:	C053
Township #:	49	Range #:	42
Section #:	21	Map Page/Grid:	153

Estimated Value

RealAVM™:	\$171,700	Estimated Value Range High:	\$192,200
Estimated Value Range Low:	\$151,100	Value As Of:	09/28/2026
Forecast Standard Deviation:	12	Confidence Score:	74

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Folio # - Formatted:	49-42-21-AC-4330	Alt. Tax ID:	4942-21-AC-4330
Block #:	114	Lot #:	114
% Improved:	90	Tax Area:	1712
Fire Dept Tax Dist:	17		
Legal Description:	ROYAL PARK CONDO UNIT 114-3A PER CDO BK/PG: 5775/866		

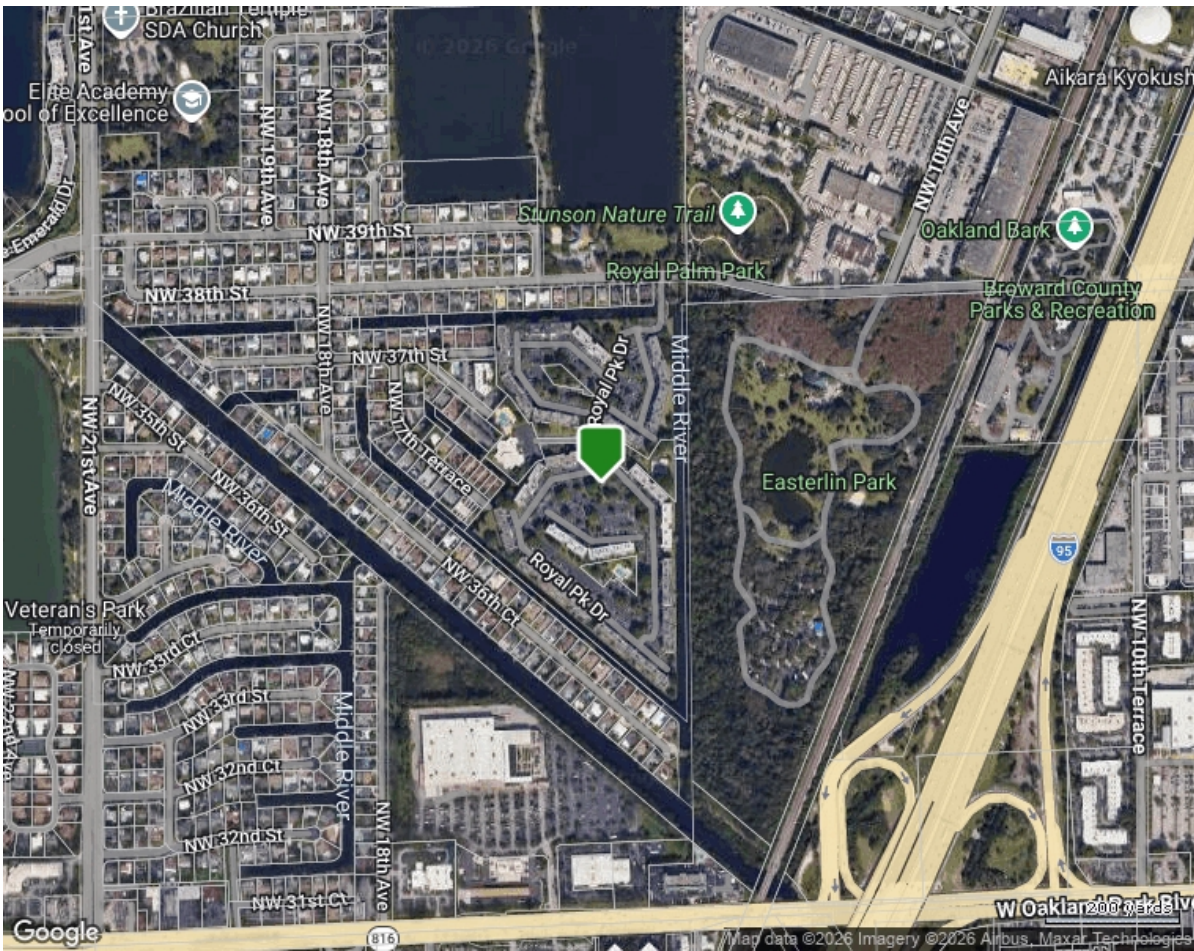
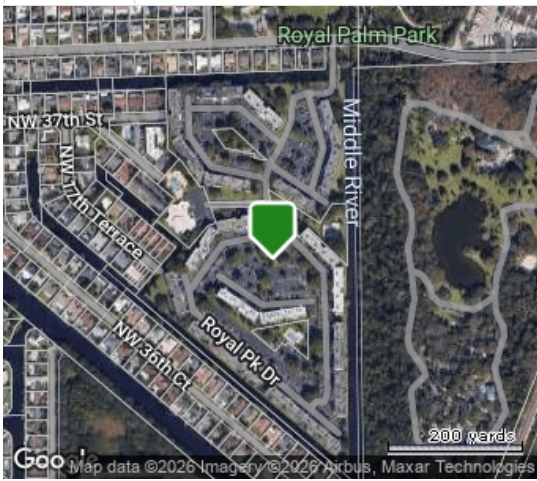
Assessment & Taxes

Assessment Year	2025	2024	2023
Assessed Value - Total	\$169,410	\$154,010	\$140,010
YOY Assessed Change (\$)	\$15,400	\$14,000	
YOY Assessed Change (%)	10%	10%	
Just/Market Value - Total	\$187,180	\$211,760	\$196,300
Just/Market Value - Land	\$18,720	\$21,180	\$19,630
Just/Market Value - Improved	\$168,460	\$190,580	\$176,670
Tax Year	2025	2024	2023
Total Tax	\$4,075.16	\$4,029.47	\$3,687.78
Change (\$)	\$46	\$342	
Change (%)	1%	9%	
Jurisdiction	Tax Type	Tax Amount	Tax Rate

Characteristics

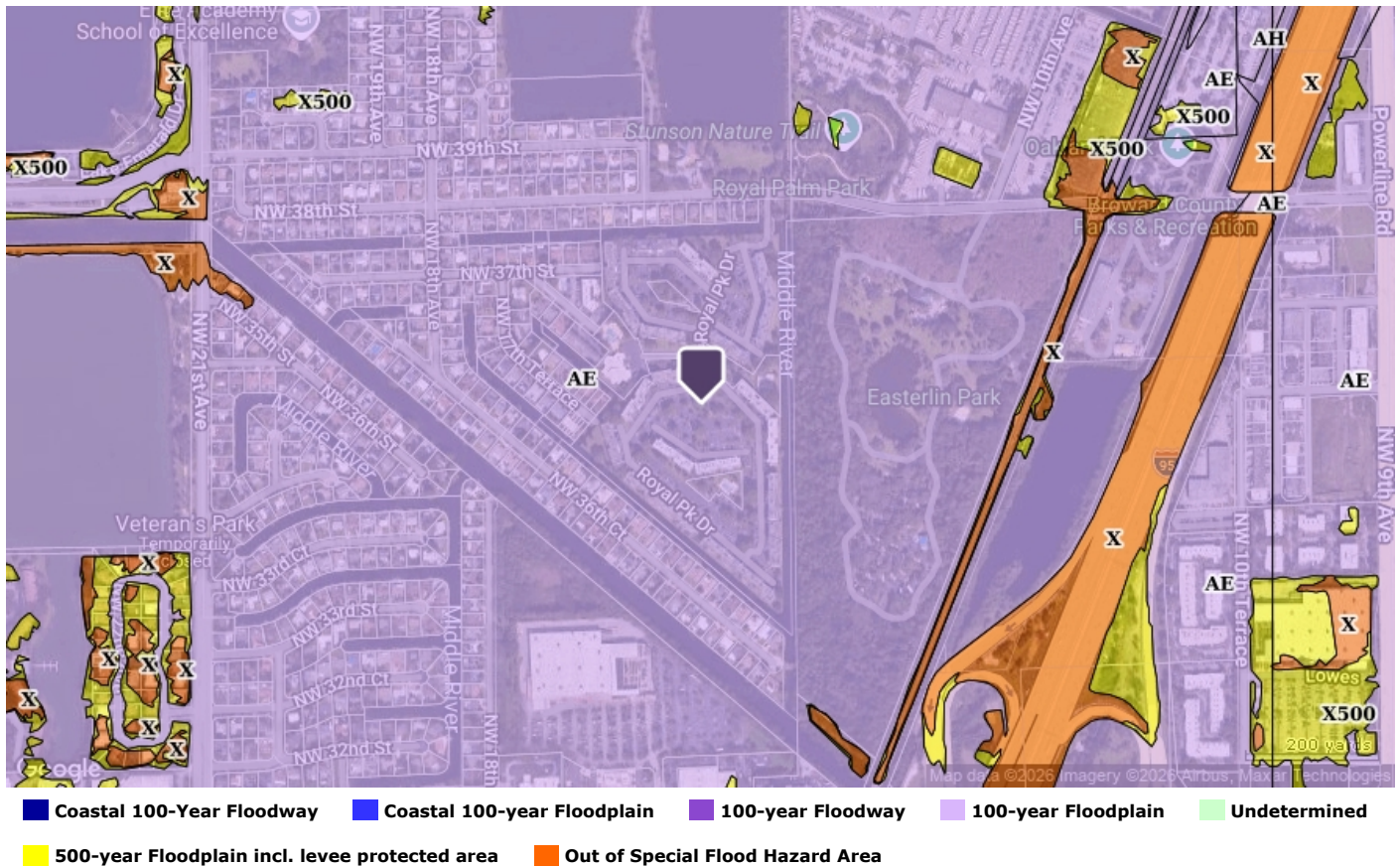
Land Use - State:	Condominium	Land Use - CoreLogic:	Condominium
Lot Acres:	26.029	Lot Sq Ft:	1,133,801
# of Buildings:	1	Year Built:	1976
Effective Year Built:	1977	Stories:	1.0
Total Adjusted Bldg Sq Ft:	975	Living Sq Ft:	975
Gross Sq Ft:	975	Total Rooms:	4.000
Bedrooms:	2	Total Baths:	2
Full Baths:	2.000	Elec Svs Type:	UTILITIES AVAILABLE
Construction:	Concrete	Porch:	Porch

Parcel Map



Flood Zone Code: AE
Flood Zone Date: 07/31/2024
Flood Code Description: Zone Ae-An Area Inundated By 100-Year Flooding

Flood Zone Panel: 12011C0366J
Special Flood Hazard Area (SFHA): In



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