

A11714595 © Miami MLS® 2025



**\$2,350,000**

## **12265 SW 22ND CT, DAVIE FL 33325**

<https://staging1.bravoregroup.com>

Discover luxury living in this brand-new home in Bristol Reserve, Davie. Situated on an ½ acre lot, the home offers 4,369 SqFt of living space, 5 beds, 4.5 baths, and separate in-law quarters with independent access. The interior boasts vaulted ceilings, impact windows, premium European-style cabinetry, top-of-the-line appliances, and a spacious primary suite with dual [...]

- 5 beds
- 5 baths
- House
- For Sale
- Active
- 4369 sq ft



### **Call us now**

Phone: (305) 713-8000

Email: [Bravo@RealtyAgent.com](mailto:Bravo@RealtyAgent.com)

**BRavo**  
The Bravo Group

---

## Property Features

**Date added:** Added 9 months ago  
**Type:** House  
**Bedrooms:** 5 beds  
**Area:** 4369 sq ft  
**Bathrooms Half:** 1  
**Association:** Yes  
**Previous List Price:** 2450000  
**DOM:** 138  
**Lot Size:** 25003 sq ft  
**Association Fee:** \$150

**Category:** For Sale  
**Status:** Active  
**Bathrooms:** 5 baths  
**Year built:** 2024  
**Subdivision Name:** BRISTOL RESERVE  
**Original List Price:** 2450000  
**County:** Broward County  
**Bathrooms Full:** 4  
**MLS ID:** A11714595

---

## Building Details

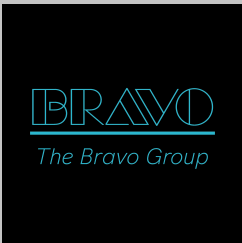
**New Construction Y/N:** Yes  
**Parking Features:** Covered, Driveway, On Street  
**Building Name:** \$0  
**Construction Materials:** CBS Construction  
**Roof:** Flat Tile  
**Year Built Details:** New Construction  
**View:** Garden  
**Covered Spaces:** 2  
**Garage Spaces:** 2

---

## Amenities & Features



**Call us now**  
Phone: (305) 713-8000  
Email: [Bravo@RealtyAgent.com](mailto:Bravo@RealtyAgent.com)



**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Other Equipment/Appliances, Electric Range, Refrigerator, Wall Oven

**Cooling:** Central Air

**View Yes / No:** Yes

**Patio & Porch Features:** Patio

**Sewer:** Public Sewer

**Electric:** Circuit Breakers

**Interior Features:** Built-in Features, Closet Cabinetry, Attic, Family Room, Garage Converted, Separate Guest/In-Law Quarters, Utility Room/Laundry

**Flooring:** Ceramic Floor, Tile

**Cooling Yes/ No:** Yes

**Exterior Features:** Lighting, Room For Pool

**Water Source:** Municipal Water

**Architectural Style:** Detached, One Story

**Door Features:** High Impact Doors

**Window Features:** High Impact Windows

**Heating:** Central

---

## Miscellaneous

**Structure Type:** R30-No Pool/No Water, House

**Zoning:** AG

**Other Equipment:** Automatic Garage Door Opener

**Property Condition:** New Construction

**Community Features:** Gated Community, Mandatory Hoa

**Lot Features:** 1/2 To Less Than 3/4 Acre Lot

**Listing Courtesy of:** Douglas Elliman

**Laundry Features:** Utility Room/Laundry

---

## Rooms

**Room Master Bathroom Features:** 2 Primary Bathrooms, Dual Sinks, Shower Only

**Room Bedroom Features:** Entry Level, Primary Bath Shower, Sitting Area - Primary Bedroom

**Room Living Room Features:** Attic, Family Room, Garage Converted, Separate Guest/In-Law Quarters, Utility Room/Laundry



**Call us now**

Phone: (305) 713-8000

Email: [Bravo@RealtyAgent.com](mailto:Bravo@RealtyAgent.com)

**BRavo**  
The Bravo Group