



**\$899,000**

## 12736 NW 18TH PL, CORAL SPRINGS FL 33071

<https://staging1.bravoregroup.com>

This 4 bedroom 3.5 bath stunning resort style pool with fence yard and canal view in eagle trace. At this cul-de sac you will find 24/7 security with a manned guard house. A large attached 3 car garage. Just reduced \$40k for a quick sale.

- 4 beds
- 8 baths
- House
- For Sale
- Active
- 2611 sq ft



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Phone: (305) 713-8000

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

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## Property Features

**Date added:** Added 9 months ago

**Pool Y/N:** Yes

**Status:** Active

**Bathrooms:** 8 baths

**Year built:** 1991

**Subdivision Name:** FAIRWAYS AT EAGLE TRACE

**Original List Price:** 940000

**County:** Broward County

**Bathrooms Full:** 3

**Pets Allowed:** Dogs OK

**Association Fee:** \$230

**Category:** For Sale

**Type:** House

**Bedrooms:** 4 beds

**Area:** 2611 sq ft

**Bathrooms Half:** 5

**Association:** Yes

**Previous List Price:** 940000

**DOM:** 152

**Lot Size:** 13691 sq ft

**MLS ID:** A11765599

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## Building Details

**Building Area Total:** 3735 sq ft

**Parking Features:** Driveway

**Building Name:** \$0

**Construction Materials:** Concrete Block Construction

**Roof:** Barrel Roof

**Year Built Details:** Resale

**View:** Canal

**Covered Spaces:** 3

**Garage Spaces:** 3

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## Amenities & Features



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**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Electric Range, Self Cleaning Oven, Washer

**Cooling Yes/ No:** Yes

**Exterior Features:** Lighting

**View Yes / No:** Yes

**Patio & Porch Features:** Deck

**Sewer:** Public Sewer

**Waterfront Features:** WF/Pool/No Ocean Access, Canal Width 1-80 Feet

**Interior Features:** First Floor Entry, Family Room

**Flooring:** Marble

**Pool Features:** In Ground

**Cooling:** Ceiling Fan(s), Central Air

**Attached Garage Yes/ No:** Yes

**Water Source:** Municipal Water

**Architectural Style:** Attached, Two Story

**Door Features:** High Impact Doors

**Window Features:** High Impact Windows

**Heating:** Central

**Fencing:** Fenced

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## Nearby Schools

**High School:** Coral Glades High

**Middle Or Junior School:** Sawgrass Spgs

**Elementary School:** Westchester

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## Miscellaneous

**Structure Type:** House

**Other Equipment:** Automatic Garage Door Opener

**Lot Features:** Less Than 1/4 Acre Lot

**Inclusions:** None

**Zoning:** RS-3,4,5

**Community Features:** Clubhouse, Pool, Tennis Court(s), Gated Community, Golf Course Community

**Listing Courtesy of:** 5 Star Real Estate, LLC.

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## Rooms

**Room Master Bathroom Features:** Dual Sinks

**Room Bedroom Features:** At Least 1 Bedroom Ground Level

**Room Living Room Features:** Family Room



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