



A11770957 © Miami MLS © 2025

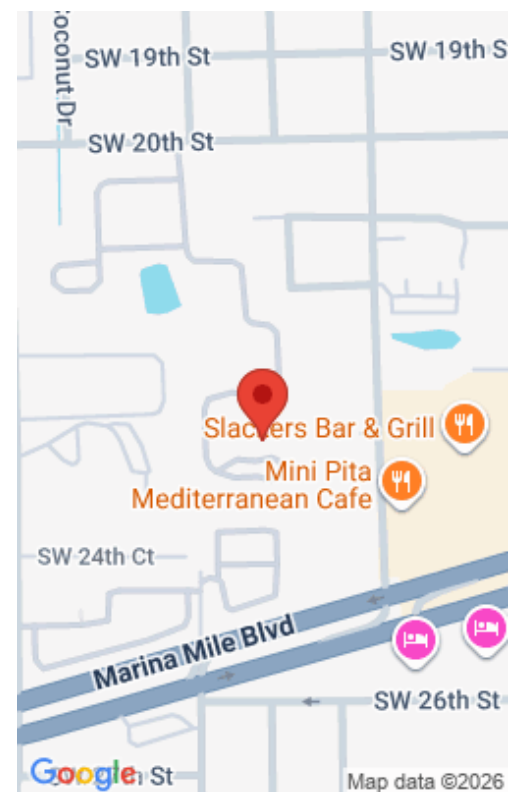
\$1,249,000

1307 SW 23RD CT, FORT LAUDERDALE FL 33315

<https://staging1.bravoregroup.com>

Beautiful Georgian-style home located in a gated community in Fort Lauderdale, surrounded by two serene lakes and scenic footbridges. This 3 bedroom, 3.5 bath home includes a versatile den with a closet currently being used as an office, can easily be converted into a fourth bedroom. This home features a sparkling heated pool resurfaced 2020, [...]

- 4 beds
- 3 baths
- House
- For Sale
- Active
- 2757 sq ft



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Email: Bravo@RealtyAgent.com

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Property Features

Date added: Added 1 year ago

Pool Y/N: Yes

Status: Active

Bathrooms: 3 baths

Year built: 2006

Association: Yes

Previous List Price: 1275000

DOM: 185

Lot Size: 5043 sq ft

MLS ID: A11770957

Category: For Sale

Type: House

Bedrooms: 4 beds

Area: 2757 sq ft

Subdivision Name: RIVER OAKS,LA PRESERVE

Original List Price: 1250000

County: Broward County

Bathrooms Full: 3

Pets Allowed: Restrictions Or Possible Restrictions

Association Fee: \$703

Building Details

Building Area Total: 3171 sq ft

Parking Features: Driveway, Other, Paver Block, No Rv/Boats

View: Other, Pool

Building Name: \$0

Construction Materials: Concrete Block Construction, CBS Construction

Roof: Flat Tile

Year Built Details: Resale

Security Features: Smoke Detector

Entry Location: Foyer

Covered Spaces: 2

Garage Spaces: 2

Amenities & Features



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Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Electric Range, Refrigerator, Self Cleaning Oven, Washer

Cooling Yes/ No: Yes

Exterior Features: Lighting, Open Balcony

Water Source: Municipal Water

Architectural Style: Detached, Two Story

Door Features: High Impact Doors

Window Features: Complete Impact Glass, Blinds, High Impact Windows, Impact Glass

Heating: Central, Electric

Fencing: Fenced

Pool Features: In Ground, Heated

Cooling: Ceiling Fan(s), Central Air, Electric, Paddle Fans

View Yes / No: Yes

Patio & Porch Features: Open Balcony, Patio

Sewer: Public Sewer

Electric: Circuit Breakers

Interior Features: First Floor Entry, Entrance Foyer, Pantry, Roman Tub, Split Bedroom, 3 Bedroom Split, Volume Ceilings, Walk-In Closet(s), Attic, Den/Library/Office, Family Room, Utility Room/Laundry

Flooring: Marble, Other

Nearby Schools

High School: Stranahan

Middle Or Junior School: New River

Elementary School: Croissant Park

Miscellaneous

Structure Type: Pool Only, House

Other Equipment: Automatic Garage Door Opener

Lot Features: Less Than 1/4 Acre Lot

Laundry Features: Utility Room/Laundry

Zoning: PUD

Community Features: Gated Community, Maintained Community, Mandatory Hoa, Paved Road, Sidewalks, Street Lights, Underground Utilities

Listing Courtesy of: Coldwell Banker Realty

Rooms



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Room Master Bathroom Features: Dual Sinks, Separate Tub & Shower

Room Bedroom Features: Primary Bedroom Upstairs

Room Living Room Features: Attic, Den/Library/Office, Family Room, Utility Room/Laundry



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