



A11770957 © Miami MLS® 2025

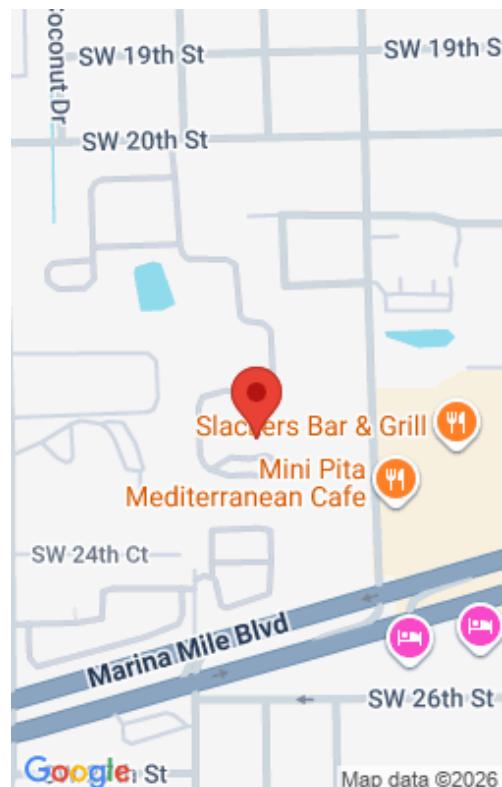
\$1,249,000

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



Call us now

Phone: (305) 713-8000

Email: Bravo@RealtyAgent.com



Property Features

Date added:	Added 10 months ago	Category:	For Sale
Pool Y/N:	Yes	Type:	House
Status:	Active	Bedrooms:	4 beds
Bathrooms:	3 baths	Area:	2757 sq ft
Year built:	2006	Subdivision Name:	RIVER OAKS,LA PRESERVE
Association:	Yes	Original List Price:	1250000
Previous List Price:	1275000	County:	Broward County
DOM:	185	Bathrooms Full:	3
Lot Size:	5043 sq ft	Pets Allowed:	Restrictions Or Possible Restrictions
MLS ID:	A11770957	Association Fee:	\$703

Building Details

Building Area Total:	3171 sq ft	Year Built Details:	Resale
Parking Features:	Driveway, Other, Paver Block, No Rv/Boats	Security Features:	Smoke Detector
View:	Other, Pool	Entry Location:	Foyer
Building Name:	\$0	Covered Spaces:	2
Construction Materials:	Concrete Block Construction, CBS Construction	Garage Spaces:	2
Roof:	Flat Tile		

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

Zoning: PUD

Other Equipment: Automatic Garage Door Opener

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

Lot Features: Less Than 1/4 Acre Lot

Listing Courtesy of: Coldwell Banker Realty

Laundry Features: Utility Room/Laundry

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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