



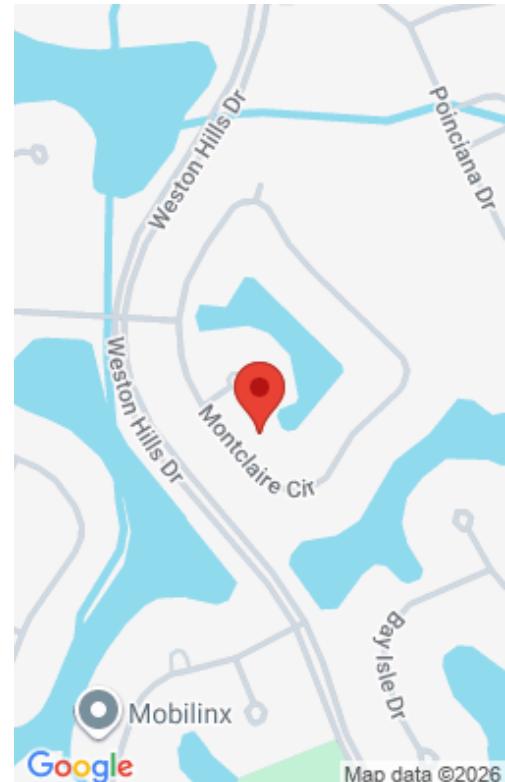
**\$2,449,000**

## **2530 MONTCLAIRE CIR, WESTON FL 33327**

<https://staging1.bravoregroup.com>

JUST APPRAISED AT \$2.6 MILLION! STEAL THIS WINNER! FABULOUS NEWEST MOST AMAZING WESTON HILLS COUNTRY CLUB HOME! COMPLETELY REBUILT IN 2024! MODERN GEM WITH FINEST FINISHES! SPACIOUS CUSTOM OPEN FLOORPLAN! LAKEFRONT POINT LOT! BEST VIEW ANYWHERE! EVERYTHING IS BRAND NEW! INCLUDING ROOF, IMPACT WINDOWS/DOORS, KITCHEN, ELECTRIC, 3 A/C UNITS, PLUMBING, POOL EQUIPMENT & ALL DRYWALL! [...]

- 7 beds
- 5 baths
- House
- For Sale
- Active
- 4029 sq ft



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



## Property Features

<b>Date added:</b>	Added 5 months ago	<b>Category:</b>	For Sale
<b>Pool Y/N:</b>	Yes	<b>Type:</b>	House
<b>Status:</b>	Active	<b>Bedrooms:</b>	7 beds
<b>Bathrooms:</b>	5 baths	<b>Area:</b>	4029 sq ft
<b>Year built:</b>	2024	<b>Subdivision Name:</b>	WESTON HILLS COUNTRY CLUB, WESTON HILLS CC
<b>Association:</b>	Yes	<b>Original List Price:</b>	2449000
<b>Rooms Total:</b>	15	<b>County:</b>	Broward County
<b>DOM:</b>	46	<b>Bathrooms Full:</b>	5
<b>Lot Size:</b>	12465 sq ft	<b>Pets Allowed:</b>	Yes
<b>MLS ID:</b>	A11859874	<b>Association Fee:</b>	\$187

## Building Details

<b>Building Area Total:</b>	5261 sq ft	<b>New Construction Y/N:</b>	Yes
<b>Year Built Details:</b>	New Construction	<b>Parking Features:</b>	Circular Driveway, Covered, Paver Block, No Rv/Boats, No Trucks/Trailers
<b>Security Features:</b>	Smoke Detector	<b>View:</b>	Lake, Pool
<b>Building Name:</b>	\$0	<b>Covered Spaces:</b>	3
<b>Construction Materials:</b>	CBS Construction, Other	<b>Builder Model:</b>	CUSTOM-WATERFRONT
<b>Accessibility Features:</b>	Door Levers, Accessible Hallway(s)	<b>Garage Spaces:</b>	3
<b>Roof:</b>	Flat Tile, Other		

## Amenities & Features



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

**Cooling Yes/ No:** Yes

**Exterior Features:** Lighting, Open Balcony

**View Yes / No:** Yes

**Patio & Porch Features:** Open Balcony, Open Porch, Patio

**Spa Yes/ No:** Yes

**Door Features:** High Impact Doors

**Waterfront Features:** WF/Pool/No Ocean Access, Lake, Lake Access, Point Lot

**Interior Features:** Closet Cabinetry, Pantry, Pull Down Stairs, 3 Bedroom Split, Volume Ceilings, Walk-In Closet(s), Den/Library/Office, Family Room, Maid/In-Law Quarters, Other, Storage, Utility Room/Laundry

**Furnished:** Unfurnished

**Fireplace Features:** Fireplace

**Pool Features:** Automatic Chlorination, Auto Pool Clean, In Ground, Concrete, Heated, Pool/Spa Combo

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

**Attached Garage Yes/ No:** Yes

**Water Source:** Municipal Water

**Architectural Style:** Detached, Modern/Contemporary

**Sewer:** Public Sewer

**Electric:** Circuit Breakers

**Window Features:** Complete Impact Glass, High Impact Windows, Impact Glass, Sliding

**Heating:** Central, Reverse Cycle Unit, Zoned

**Flooring:** Tile, Wood

## Nearby Schools

**High School:** Cypress Bay

**Middle Or Junior School:** Falcon Cove

**Elementary School:** Gator Run

## Miscellaneous



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**Structure Type:** House

**Other Structures:** Guest House

**Model:** CUSTOM-WATERFRONT

**Community Features:** Additional Amenities, Gated, Gated Community, Golf Course Community, Mandatory Hoa, Other, Paved Road, Picnic Area, Private Roads, Security Patrol, Sidewalks, Street Lights, Subdivision Restrictions, Underground Utilities

**Listing Courtesy of:** United Realty Group Inc.

**Inclusions:** Other, Restricted Salt Water Access

**Zoning:** RES

**Other Equipment:** Automatic Garage Door Opener

**Property Condition:** Substantially Remodeled, Completely Renovated, New Construction

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

**Laundry Features:** Utility Room/Laundry, Washer/Dryer Hook-Up

## Rooms

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

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

**Room Living Room Features:** Den/Library/Office, Family Room, Guest House, Maid/In-Law Quarters, Other, Storage Room, Utility Room/Laundry



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