

A11842964 © Miami MLS® 2025



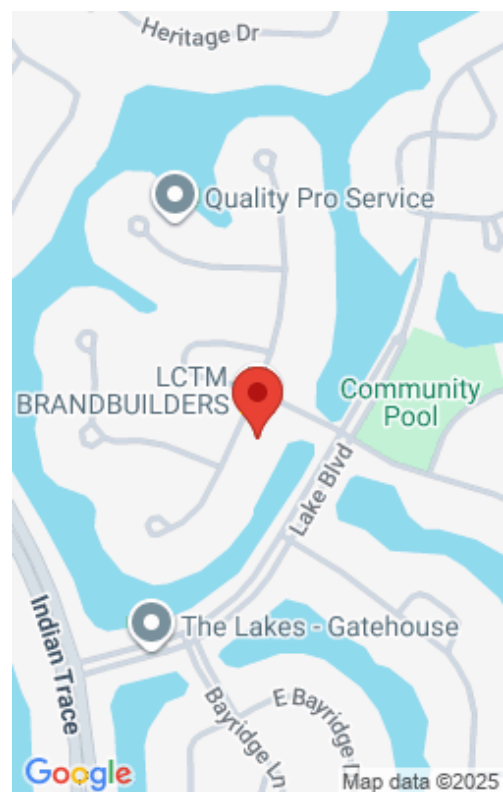
**\$1,198,500**

## **260 MONTCLAIRE DR, WESTON FL 33326**

<https://staging1.bravoregroup.com>

Best Value in Weston – Lowest \$/SqFt! Spacious 4BR + Den, 4BA home with nearly 4,000 sq ft in gated community with pool and park. Flexible floor plan with oversized primary suite + den/5th BR on first floor, 3 large bedrooms upstairs. Remodeled kitchen and primary bath, walk-in closets, built-ins, gas appliances, solid mahogany doors, [...]

- 5 beds
- 4 baths
- House
- For Sale
- Active
- 3895 sq ft



### **Call us now**

Phone: (305) 713-8000

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

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## Property Features

**Date added:** Added 3 months ago

**Type:** House

**Bedrooms:** 5 beds

**Area:** 3895 sq ft

**Subdivision Name:** SECTOR 4

**Original List Price:** 1199000

**County:** Broward County

**Bathrooms Full:** 4

**Pets Allowed:** More Than 20 Lbs

**Association Fee:** \$600

**Category:** For Sale

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 1993

**Association:** Yes

**Previous List Price:** 1199000

**DOM:** 23

**Lot Size:** 11006 sq ft

**MLS ID:** A11842964

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## Building Details

**Building Area Total:** 4650 sq ft

**Parking Features:** Driveway, Guest,  
No Rv/Boats

**View:** Canal, Garden, Water

**Covered Spaces:** 2

**Garage Spaces:** 2

**Year Built Details:** Effective Year Built

**Security Features:** Owned Burglar Alarm, Smoke  
Detector

**Building Name:** \$0

**Construction Materials:** Concrete Block  
Construction

**Roof:** Barrel Roof, Concrete

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## Amenities & Features



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**Appliances:** Trash Compactor, Dishwasher, Dryer, Gas Water Heater, Microwave, Other Equipment/Appliances, Refrigerator, Washer

**Cooling:** Central Air

**Attached Garage Yes/ No:** Yes

**Water Source:** Municipal Water

**Architectural Style:** Attached, Two Story

**Waterfront Features:** WF/No Ocean Access, Canal Front

**Interior Features:** First Floor Entry, Other, Family Room, Utility Room/Laundry

**Furnished:** Partially

**Cooling Yes/ No:** Yes

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

**View Yes / No:** Yes

**Patio & Porch Features:** Deck, Screened Porch

**Sewer:** Public Sewer

**Window Features:** Complete Accordion Shutters, Hurricane Shutters, Blinds

**Heating:** Gas

**Flooring:** Carpet, Ceramic Floor

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## Nearby Schools

**High School:** Cypress Bay

**Middle Or Junior School:** Tequesta Trace

**Elementary School:** Eagle Point

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## Miscellaneous

**Structure Type:** House

**Other Equipment:** Automatic Garage Door Opener

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

**Laundry Features:** Utility Room/Laundry

**Zoning:** RE

**Community Features:** Additional Amenities, Clubhouse, Pool, Gated Community, Mandatory Hoa

**Listing Courtesy of:** Coldwell Banker Realty

**Inclusions:** None

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## Rooms

**Room Bedroom Features:** At Least 1 Bedroom Ground Level, Entry Level, Primary Bath Shower, Primary Bedroom Ground Level

**Room Living Room Features:** Family Room, Utility Room/Laundry



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