



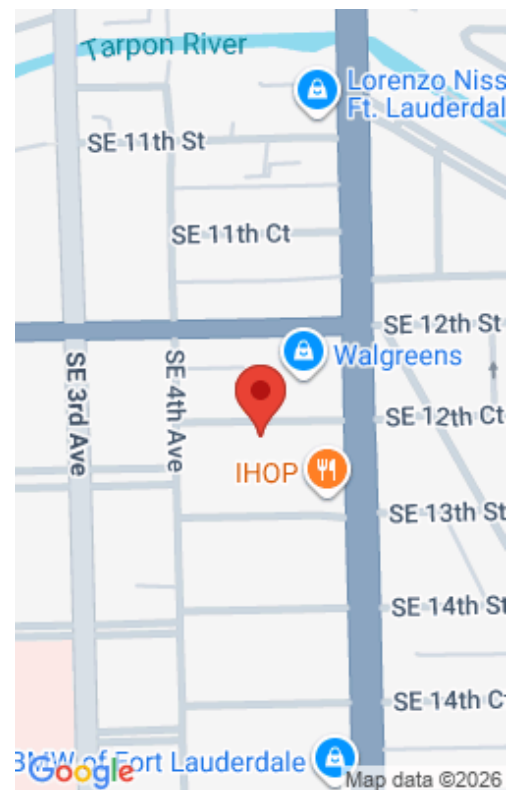
**\$714,921**

## 436 SE 12TH CT, FORT LAUDERDALE FL 33316

<https://staging1.bravoregroup.com>

Step into modern luxury in this stunning tri-level home, NEW CONSTRUCTION BUILT IN 2023 and located in the highly sought-after Poinciana Park, just minutes from Las Olas, Downtown Fort Lauderdale, beaches, fine dining, shopping, and major highways. This spacious 3-bedroom, 3.5-bath residence offers the perfect blend of style, comfort, and functionality. Featuring a first-floor guest [...]

- 3 beds
- 4 baths
- Townhouse
- For Sale
- Active
- 1649 sq ft



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## Property Features

<b>Date added:</b> Added 6 months ago	<b>Category:</b> For Sale
<b>Type:</b> Townhouse	<b>Status:</b> Active
<b>Bedrooms:</b> 3 beds	<b>Bathrooms:</b> 4 baths
<b>Area:</b> 1649 sq ft	<b>Year built:</b> 2023
<b>Bathrooms Half:</b> 1	<b>Subdivision Name:</b> CROISSANT PARK,PARK 12 TOWNHOUSE
<b>Association:</b> Yes	<b>Original List Price:</b> 714921
<b>County:</b> Broward County	<b>DOM:</b> 1
<b>Bathrooms Full:</b> 3	<b>Lot Size:</b> 0 sq ft
<b>Pets Allowed:</b> Yes	<b>MLS ID:</b> A11860105
<b>Association Fee:</b> \$374	

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## Building Details

<b>Number Of Units Total:</b> 15	<b>Building Area Total:</b> 2215 sq ft
<b>StoriesTotal:</b> 3	<b>Year Built Details:</b> Resale
<b>Parking Features:</b> Attached Carport, Covered, Electric Vehicle Charging Station(s), On Street, No Rv/Boats, No Trucks/Trailers	<b>Security Features:</b> Smoke Detector, No Security
<b>View:</b> Skyline	<b>Building Name:</b> \$0
<b>Covered Spaces:</b> 2	<b>Construction Materials:</b> Concrete Block Construction, CBS Construction
<b>Garage Spaces:</b> 2	<b>Entry Level:</b> 1

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## Amenities & Features



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**Appliances:** Trash Compactor, Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator, Self Cleaning Oven, Washer

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

**Attached Garage Yes/ No:** Yes

**Patio & Porch Features:** Open Balcony

**Door Features:** High Impact Doors

**Interior Features:** First Floor Entry, Pantry, Volume Ceilings, Walk-In Closet(s), Attic, Utility Room/Laundry

**Furnished:** Furniture For Sale, Furniture Negotiable

**Cooling Yes/ No:** Yes

**Exterior Features:** Open Balcony

**View Yes / No:** Yes

**Architectural Style:** Coach Home, Patio/Cluster, Multi Level

**Window Features:** Clear Impact Glass, Complete Impact Glass, Blinds, Drapes, High Impact Windows, Impact Glass, Sliding, Verticals

**Heating:** Central

**Flooring:** Ceramic Floor, Tile

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## Nearby Schools

**High School:** Stranahan

**Middle Or Junior School:** New River

**Elementary School:** Croissant Park

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## Miscellaneous

**Structure Type:** Townhouse Fee Simple, Townhouse

**Association Amenities:** None

**Laundry Features:** Utility Room/Laundry

**Property Condition:** New Construction

**Listing Courtesy of:** Century 21 Integra

**Inclusions:** None

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## Rooms



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**Room Master Bathroom Features:** 2 Primary Bathrooms, Dual Sinks, Shower Only, Separate Tub & Shower

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

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



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