



A11860105 © Miami MLS® 2025

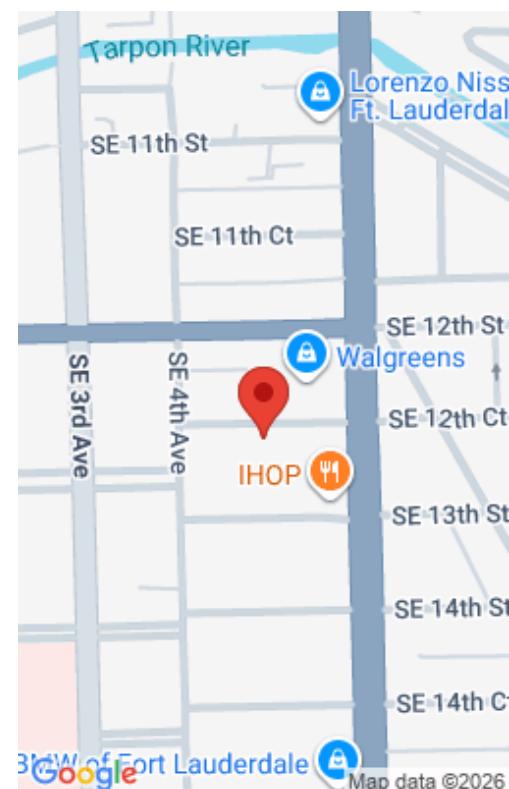
**\$714,921**

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

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## Property Features

**Date added:** Added 6 months ago **Category:** For Sale

**Type:** Townhouse

**Status:** Active

**Bedrooms:** 3 beds

**Bathrooms:** 4 baths

**Area:** 1649 sq ft

**Year built:** 2023

**Bathrooms Half:** 1

**Subdivision Name:** CROISSANT PARK, PARK 12 TOWNHOUSE

**Association:** Yes

**Original List Price:** 714921

**County:** Broward County

**DOM:** 1

**Bathrooms Full:** 3

**Lot Size:** 0 sq ft

**Pets Allowed:** Yes

**MLS ID:** A11860105

**Association Fee:** \$374

## Building Details

**Number Of Units Total:** 15

**Building Area Total:** 2215 sq ft

**StoriesTotal:** 3

**Year Built Details:** Resale

**Parking Features:** Attached Carport, Covered, Electric Vehicle Charging Station(s), On Street, No Rv/Boats, No Trucks/Trailers

**Security Features:** Smoke Detector, No Security

**View:** Skyline

**Building Name:** \$0

**Covered Spaces:** 2

**Construction Materials:** Concrete Block Construction, CBS Construction

**Garage Spaces:** 2

**Entry Level:** 1

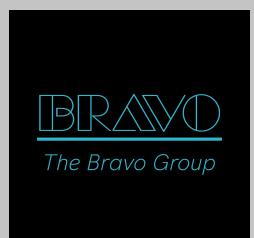
## Amenities & Features



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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

## Nearby Schools

**High School:** Stranahan

**Middle Or Junior School:** New River

**Elementary School:** Croissant Park

## 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

## 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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