



**\$1,269,000**

## **1206 FALLS BLVD, WESTON FL 33327**

<https://www.bravoregroup.com>

Welcome to this meticulously maintained and updated home, showing its true pride in ownership. Upon walking in you will be welcomed by the bright and airy space with EXPANSIVE lake views. The home offers 5 bedrooms 3.5 bathrooms, a formal living room, dining room and separate family room. The updated kitchen consists of 42' cherry [...]

- 5 beds
- 4 baths
- Single Family Residence
- For Sale
- Active



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Phone: (305) 713-8000

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

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## Property Features

**Status:** Active

**Category:** For Sale

**Type:** Single Family Residence

**Subdivision Name:** SECTOR 3 - PARCELS C D E,The Falls

**Bedrooms:** 5 beds

**Bathrooms:** 4 baths

**Half Baths:** 1

**Living Square Feet:** 2669 sq ft

**Lot Size Square Feet:** 8309 sq ft

**Pets Allowed:** Yes

**Association Y/N:** Yes

**Association Fee:** \$150

**Tax Year:** 2024

**Tax Annual Amount:** \$9,023

**Pool Y/N:** Yes

**Waterfront Y/N:** Yes

**Date added:** Added 16 hours ago

**Original List Price:** \$1,269,000

**DOM:** 2

**MLS ID:** A11719551

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## Building Details

**Building Area Total:** 2669 sq ft

**Parking Features:** Driveway, Slab/Strip, No Rv/Boats

**Security Features:** Fire Alarm, Smoke Detector

**View:** Lake, Pool

**Entry Location:** Foyer

**Building Name:** SECTOR 3 - PARCELS C D E

**Covered Spaces:** 2

**Construction Materials:** CBS Construction

**Garage Spaces:** 2

**Garage Y/N:** Yes

**Roof:** Flat Tile

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## Rooms

**Room Master Bathroom Features:** Dual Sinks, Separate Tub & Shower, Whirlpool/Spa

**Room Bedroom Features:** Primary Bedroom Upstairs

**Room Living Room Features:** Family Room

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## Amenities & Features



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**Water Source:** Municipal Water

**Architectural Style:** Detached, Two Story

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

**Sewer:** Public Sewer

**Door Features:** High Impact Doors

**Electric:** Circuit Breakers

**Window Features:** Clear Impact Glass, Complete Accordion Shutters, Complete Impact Glass, Blinds, Impact Glass

**Attached Garage Y/N:** Yes

**Heating:** Central, Electric

**Flooring:** Marble, Wood

**Patio & Porch Features:** Patio

**View Y/N:** Yes

**Pool Features:** In Ground, Equipment Stays

**Exterior Features:** Built-In Grill, Lighting

**Cooling Y/N:** Yes

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

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

**Interior Features:** First Floor Entry, Entrance Foyer, Laundry Tub, Pantry, Volume Ceilings, Walk-In Closet(s), Family Room

**Furnished:** Unfurnished

**Fencing:** Fenced



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