



A11678459 © Miami MLS® 2024

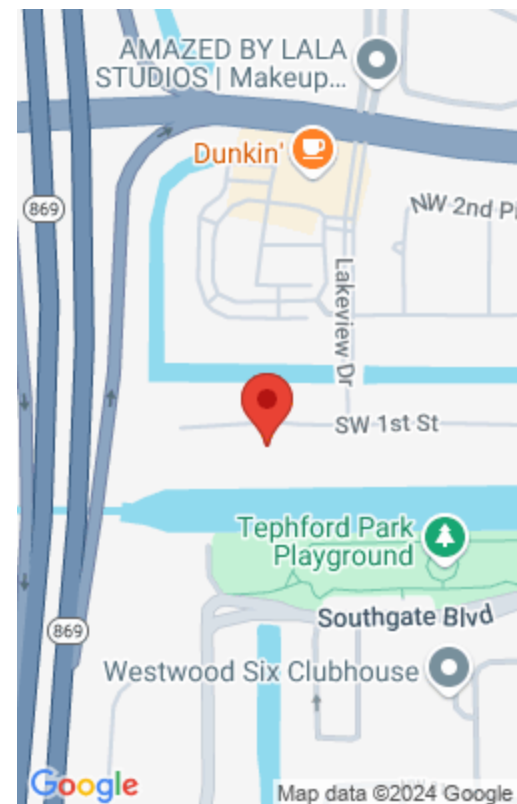
**\$799,750**

## **12436 SW 1ST ST, CORAL SPRINGS FL 33071**

<https://www.bravogroup.com>

Enjoy waterfront living & everything this fabulous family home has to offer. Boat, fish, kayak, paddleboard or jetski in your backyard, from your private dock on the Stranaham River w/ a white rip rap seawall. This lovely 4/2 w/ new impact windows/doors, a fantastic screened pool & two car garage has so much to offer [...]

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



### **Call us now**

Phone: (305) 713-8000

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

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## Property Features

**Status:** Active

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Living Square Feet:** 2375 sq ft

**Association Y/N:** Yes

**Tax Year:** 2024

**Pool Y/N:** Yes

**County:** Broward County

**Original List Price:** \$799,750

**MLS ID:** A11678459

**Category:** For Sale

**Subdivision Name:** WEST GLEN ADDITION

**Bathrooms:** 2 baths

**Lot Size Square Feet:** 8167 sq ft

**Association Fee:** \$135

**Tax Annual Amount:** \$4,555

**Waterfront Y/N:** Yes

**Date added:** Added 1 month ago

**DOM:** 25

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## Building Details

**Building Area Total:** 2941 sq ft

**View:** Pool, River, Water

**Covered Spaces:** 2

**Garage Spaces:** 2

**Roof:** Barrel Roof

**Parking Features:** Driveway, Guest

**Building Name:** WEST GLEN ADDITION

**Construction Materials:** CBS Construction

**Garage Y/N:** Yes

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## Rooms

**Room Bedroom Features:**  
Other

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

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## Amenities & Features



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**Water Source:** Other

**Architectural Style:** Detached, One Story

**Appliances:** Dishwasher, Disposal

**Sewer:** Public Sewer

**Door Features:** High Impact Doors

**Waterfront Features:** WF/Pool/No Ocean Access,  
Canal Width 1-80 Feet, Waterfront, River

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

**Flooring:** Ceramic Floor

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

**View Y/N:** Yes

**Pool Features:** In Ground

**Exterior Features:** Fruit Trees

**Cooling Y/N:** Yes

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

**Heating:** Central, Electric

**Fencing:** Fenced



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