



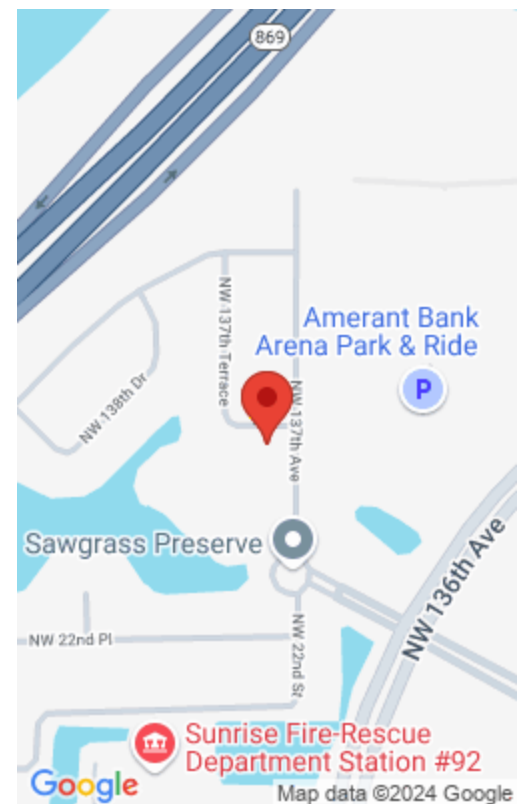
**\$749,900**

## **13704 NW 23RD CT, SUNRISE FL 33323**

<https://www.bravoregroup.com>

THIS GORGEOUS PELICAN MODEL FEATURES 5 BEDROOMS/3 BATHROOMS. IT'S A TWO STORY HOME OVERLOOKING THE BREATH TAKING PRESERVE.NOTE: 5TH BEDROOM IS OPEN LOFT AREA/ COULD BE USED AS SECOND ENTERTAINMENT AREA.OVER \$100,000. IN UPGRADES (SEE ATTACHED LIST). SHOWS LIKE A MODEL. IMMACULATE.SPECTACULAR KITCHEN WHICH IS PERFECT FOR A TRUE CHEF'S DELIGHT. REMODELED BATHROOMS, MARBLE FLOORS [...]

- 5 beds
- 3 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:** 5 beds

**Living Square Feet:** 2605 sq ft

**Association Y/N:** Yes

**Tax Year:** 2023

**Date added:** Added 5 hours ago

**DOM:** 71

**Category:** For Sale

**Subdivision Name:** SAWGRASS PRESERVE

**Bathrooms:** 3 baths

**Lot Size Square Feet:** 5868 sq ft

**Association Fee:** \$100

**Tax Annual Amount:** \$7,904

**Original List Price:** \$850,000

**MLS ID:** A11663811

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## Building Details

**Building Area Total:** 3186 sq ft

**View:** Garden

**Covered Spaces:** 2

**Builder Model:** Pelican

**Garage Y/N:** Yes

**Parking Features:** Driveway

**Building Name:** SAWGRASS PRESERVE

**Construction Materials:** CBS Construction

**Garage Spaces:** 2

**Roof:** Curved/S-Tile Roof

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## Rooms

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

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

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

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## Amenities & Features



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**Water Source:** Municipal Water

**Architectural Style:** Detached, Two Story

**Appliances:** Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Gas Range, Refrigerator, Washer

**Cooling Y/N:** Yes

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

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

**Furnished:** Turn Key Furnished

**Fencing:** Fenced

**Patio & Porch Features:** Patio

**View Y/N:** Yes

**Sewer:** Public Sewer

**Window Features:** Hurricane Shutters

**Attached Garage Y/N:** Yes

**Heating:** Central, Electric

**Flooring:** Tile, Wood



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