



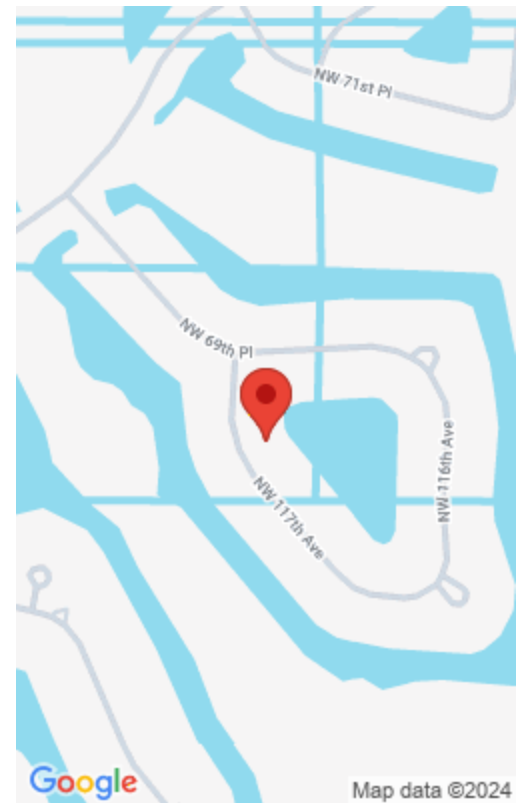
## 6878 NW 117TH AVE, PARKLAND FL 33076

<https://www.bravoregroup.com>

Enjoy water views in this most desirable triple-split floor plan located in Heron Bay's sought-after Old Brooke community. This spacious single-story home sits on an oversized lot, featuring a 3-car garage and a circular driveway. Take in peaceful water views throughout and unwind by the large pool—perfect for relaxation and entertaining. Recent updates include impact [...]

**\$1,395,000**

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



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## Property Features

**Status:** Active

**Category:** For Sale

**Type:** Single Family Residence

**Subdivision Name:** HERON BAY EAST Old Brooke, Heron Bay

**Bedrooms:** 6 beds

**Bathrooms:** 4 baths

**Half Baths:** 1

**Living Square Feet:** 3756 sq ft

**Lot Size Square Feet:** 14148 sq ft **Association Y/N:** Yes

**Association Fee:** \$1,067

**Tax Year:** 2023

**Tax Annual Amount:** \$12,697

**Pool Y/N:** Yes

**Waterfront Y/N:** Yes

**Date added:** Added 1 month ago

**Original List Price:** \$1,395,000

**DOM:** 36

**MLS ID:** A11685283

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## Building Details

**Building Area Total:** 4850 sq ft **Parking Features:** Circular Driveway, Golf Cart Parking, Paver Block

**View:** Lake, Water

**Building Name:** HERON BAY EAST Old Brooke

**Covered Spaces:** 3

**Construction Materials:** CBS Construction

**Builder Model:** Crown Colony II

**Garage Spaces:** 3

**Garage Y/N:** Yes

**Roof:** Barrel Roof

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## Rooms

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

**Room Bedroom Features:** Entry Level, Primary Bath Shower, Primary Bath Tub, Primary Bedroom Ground Level

**Room Living Room Features:** Attic, Den/Library/Office, Family Room, Florida Room, Separate Guest/In-Law Quarters, Maid/In-Law Quarters, Media Room



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## Amenities & Features

**Water Source:** Municipal Water

**Architectural Style:** Attached, One Story, Ranch

**Appliances:** Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Electric Range, Refrigerator, Self Cleaning Oven, Wall Oven, Washer

**Sewer:** Public Sewer

**Door Features:** High Impact Doors

**Electric:** Circuit Breakers

**Window Features:** Clear Impact Glass, Complete Impact Glass

**Attached Garage Y/N:** Yes

**Heating:** Central, Electric

**Flooring:** Ceramic Floor, Concrete, Tile, Wood

**Patio & Porch Features:** Open Porch, Patio

**View Y/N:** Yes

**Pool Features:** Auto Pool Clean, In Ground, Concrete, Equipment Stays, Heated

**Exterior Features:** Lighting

**Cooling Y/N:** Yes

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

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

**Interior Features:** First Floor Entry, Closet Cabinetry, Cooking Island, Pantry, Roman Tub, Split Bedroom, 3 Bedroom Split, Volume Ceilings, Walk-In Closet(s), Attic, Den/Library/Office, Family Room, Florida Room, Separate Guest/In-Law Quarters, Maid/In-Law Quarters, Media Room

**Furnished:** Furniture Negotiable

**Fencing:** Fenced



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