





Price: \$425,000		MLS Number: A11878095		Condo / Town Home	
12204 NW 36th Pl, Sunrise, Florida 33323 USA					
Beds: 3		Baths: 2		Half Baths: 1	
Living Area: 1,444		HOA Fees: \$450		Year Built: 1990	
Community: TWIN FOUNTAINS REPLAT			Subdivision: TWIN FOUNTAINS REPLAT		
Elementary School: Sandpiper			Junior High: Westpine		
High School: Piper					

ABOUT THIS PROPERTY

Discover this beautiful 3-bedroom, 2.5-bath townhouse in Sunriseâ€”just steps from Sawgrass Mills Mall, top-rated schools, and convenience. Enjoy peace of mind with a 6-year-old roof and low HOA fees that cover roof maintenance, exterior painting, and landscaping. There is also plenty of guest parking, one assigned spot, and no HOA approval requiredâ€”making it easy to move in and start living! Side of value, location, and lifestyleâ€”don't miss out!



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YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050
BREC@BRECREALTY.COM | [PRIVACY POLICY](#)