



**Price: \$390,000**

**MLS Number: F10504483**

**Condo / Town Home**

**817 SE 12th Ct Unit 1, Fort Lauderdale, Florida 33316 USA**

**Beds: 2**

**Baths: 2**

**Half Baths: 1**

**Taxes: \$6,412**

**Living Area: 1,328**

**Unit: 1**

**Lot Square Feet: 1,400**

**HOA Fees: \$1,035**

**Year Built: 1983**

**Community: Twelfth Court Townhouses**

**Subdivision: Twelfth Court Townhouses**

# ABOUT THIS PROPERTY

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This charming townhouse is situated east of US1/Federal Hwy between Rio Vista and SE 17 Street Causeway. This desirable corner unit boasts southern exposure, offering abundant sunlight and privacy. It includes screened balconies and a private walled courtyard entrance. The living room includes a bonus nook, perfect for a home office. The generously sized primary bedroom also includes a screened balcony. Main bathroom has a vaulted ceiling with a skylight. Brand new sparkling pool! Parking for 2 vehicles tandem. Patio off the living room with ample space for a barbeque. Pet-friendly.

## FEATURES

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|             |                                                                     |
|-------------|---------------------------------------------------------------------|
| Community:  | Community In-door Swimming Pool                                     |
| Energy:     | Tinted Windows                                                      |
| Fencing:    | Fenced                                                              |
| Flooring:   | Tile Flooring                                                       |
| Heat/Cool:  | Central Air Conditioning                                            |
| Inclusions: | Electric Range and Oven, Cooktop Range, Refrigerator, Clothes Dryer |
| Interior:   | Ceiling Fan(s), Skylight(s)                                         |
| Rooms:      | Breakfast Area                                                      |
| Scenery:    | Garden View                                                         |

PROPERTY  
LOCATION



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