



**Price: \$424,000**

**MLS Number: A11876451**

**Condo / Town Home**

**12175 NW 36th Pl, Sunrise, Florida 33323 USA**

**Beds: 2**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,388**

**HOA Fees: \$410**

**Waterfront: YES**

**Year Built: 1990**

**Community: TWIN FOUNTAINS REPLAT**

**Subdivision: TWIN FOUNTAINS REPLAT**

**Elementary School: Sandpiper**

**Junior High: Westpine**

**High School: Piper**

## ABOUT THIS PROPERTY

---

Experience tranquil lakefront living in this two-story villa at Colony Courts. Featuring two spacious primary suites with vaulted ceilings, this home offers a bright and functional layout. The main level includes a first-floor entry, open living and dining areas, eat-in kitchen, and added storage. Step onto your private patio with wide water views, or enjoy the community pool just steps away. Low HOA fees, insurance, landscaping, and parking. Pet-friendly with leasing allowed, making it ideal as a primary residence or an income property. Just minutes to Sawgrass Mall, dining, and the expressway, this home blends comfort, convenience, and resort-style living. 1000 sq ft and landscape during your leisure time weekly.

# PROPERTY LOCATION

---

Image



©2026 | BRECO REALTY GROUP, LLC,  
YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050

[BRECO@BRECREALTY.COM](mailto:BRECO@BRECREALTY.COM) | [PRIVACY POLICY](#) |  
[ACCESSIBILITY](#)