







**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

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Experience tranquil lakefront living in this two-story villa at Colony Courts. Featuring two spacious primary suites with vaulted dining areas, eat-in kitchen, and built-ins for added storage. Step onto your private patio with wide water views, or enjoy the pool allowed, making it ideal as a primary residence or an income-producing investment. Just minutes to Sawgrass Mall, dining, and your leisure time weekly.



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