







Price: \$615,000			MLS Number: A11883915			Condo / Town Home		
12434 Emerald Creek Mnr, Plantation, Florida 33325 USA								
Beds: 4			Baths: 2			Half Baths: 1		
Living Area: 1,992			HOA Fees: \$255			Year Built: 2013		
Community: EMERALD CREEK TOWNHOMES					Subdivision: EMERALD CREEK TOWNHOMES			
Elementary School: Sawgrass					Junior High: Bair			
High School: Plantation High								

## ABOUT THIS PROPERTY

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Welcome to your dream home in the gated community of Emerald Creek Townhomes! This exquisite 4-bedroom, 2½-bath home features large impact windows, a graceful Mediterranean style, and volume ceilings. The updated kitchen features granite counters, stainless steel appliances, and wood cabinetry. New laminate flooring on the stairs and second floor, while the first floor is finished with elegant tile. The bedrooms include walk-in closets and natural light throughout. Additional upgrades include exterior paint and pre-wired for alarm system. HOA fees, a community pool, and professionally maintained landscaping. Prime location: walking distance to American Heritage School, I-595, I-75, Sawgrass Mills Mall, and top-rated public schools. This move-in-ready gem won't last!



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