



A12027578 SEFMLS©, 2026

**Price: \$435,000**

**MLS Number: A12027578**

**Condo / Town Home**

**12869 SW 31st Ct Unit 150, Miramar, Florida 33027 USA**

**Beds:** 3

**Baths:** 2

**Half Baths:** 1

**Unit:** 150

**HOA Fees:** \$460

**Waterfront:** YES

**Year Built:** 2004

**Community:** MELROSE POINT CONDO

**Subdivision:** MELROSE POINT CONDO

**Elementary School:** Coconut Palm

**Junior High:** New Renaissance

**High School:** Everglades

## ABOUT THIS PROPERTY

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Rare opportunity to own one of the community's premier lakefront corner unit in the highly desirable Melrose Point at Monarc largest floor plans (1,747SQFT) in the community. Enjoy serene lake views and added privacy with no neighboring unit on the layout with a bright kitchen and breakfast bar overlooking the water, a spacious family room, formal dining area, and an additional relaxing. Upstairs, you'll find 3 generously sized bedrooms, including an oversized primary suite with a private balcony overlooking the water. Recent upgrades include a remodeled Kitchen, impact windows, newer A/C, washer/dryer, and refrigerator – all less than 1 year old. Amenities including a beautiful clubhouse, pool, fitness center, and gated entry for added security. Roof replaced in 2019.

# PROPERTY LOCATION

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Image



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