

Image

**Price: \$395,000**

**MLS Number: H10752302**

**Single Family**

**12640 NW 13th St, Sunrise, Florida 33323 USA**

**Beds: 3**

**Baths: 2**

**Half Baths: 1**

**Taxes: \$4,110**

**Living Area: 1,529**

**Lot Square Feet: 4,341**

**HOA Fees: \$179**

**Waterfront: YES**

**Year Built: 1989**

**Subdivision: SAVANNAH P U D PLAT 1**

**Elementary School: Sawgrass**

**Middle School: Bair**

**High School: Plantation High**

ABOUT THIS  
PROPERTY

FEATURES

Community:	Community Swimming Pool(s)
Condition:	Sold "As Is"
Construction:	Concrete Block Stucco
Fencing:	Fenced
Financial:	Home Owners Fee
Flooring:	Carpet, Tile Flooring, Hardwood Floors
General:	Dogs Allowed, Pets Allowed
Heat/Cool:	Central Air Conditioning, Central Heat, Hot Water Heat
Inclusions:	Electric Range and Oven, Microwave Oven, Disposal, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer
Interior:	Walk-in Closet(s), Security Features
Location:	Northern Exposure
LotSize:	Lot Size is 1/4 Acre or Less
Parking:	Attached Parking, Guest Parking
Roof:	Tile Roof
Rooms:	Living/dining Room Combination, Master Bedroom Upstairs
Scenery:	Lake View, Lake Frontage, Waterfront Property
Stories:	Two Story
Utilities:	Public Sewer Service, Public Water Supply

PROPERTY  
LOCATION



©2025 | BREC REALTY GROUP, LLC,  
YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050  
[BREC@BRECREALTY.COM](mailto:BREC@BRECREALTY.COM) | [PRIVACY POLICY](#) |  
[ACCESSIBILITY](#)

