

436 12TH CT FORT LAUDERDALE FL 33316 436 SE 12TH CT

<https://www.cays.com>



\$714,921



CROISSANT PARK 4-28 B POR OF LOT 7 BLK 38-L DESC AS: COMM NW COR OF LOT 10 BLK 38-L DESC AS: E 160.63, S 11.09 TO POB, E 21.50, S 42, W 21.5
Step into modern luxury in this stunning tri-level home, NEW CONSTRUCTION BUILT IN 2023 and located in the highly sought-after Poinciana [...]

- 3 beds
- 3, 4 baths
- Residential, Townhouse
- Residential, Townhouse
- Active
- 1649 sq ft

Basics



Bathrooms Half: 1

Type: Residential, Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Area: 1649 sq ft

View: City

County: Broward

Category: Residential, Townhouse

Status: Active

Bathrooms: 3, 4 baths

Floors: 3, 3 floors

Year built: 2023

Subdivision Name: CROISSANT PARK

Property details

Subdivision Name: CROISSANT PARK

Parcel Number: 33316

Property Features

Parking Features:

AttachedCarport,Attached,Covered,ElectricVehicleChargingStations,Garage,OnStreet

Cooling: CentralAir,CeilingFans

Garage Y/N: 1

Heating Y/N: 1

View: City

Stories Total: 3

Carport Y/N: 1

Cooling Y/N: 1

Heating: Central

Pets Allowed:
NoPetRestrictions,Yes

Stories: 3

Location Details

County Or Parish: Broward

Directions: From I-95, take exit 27 towards Downtown. Keep right, heading toward the Amtrak Station. Turn right onto SW 7th Ave, then bear left onto SW 4th Ave. Turn left onto SW 12th St. Turn right onto SE 4th Ave. Turn left onto SE 12th Ct.

Elementary School:

Croissant Park

Middle/Junior School: New River

High School: Stranahan



Building Details

Architectural Style: CoachCarriage,ClusterHome,TriLevel **Construction Materials:** Block

Covered Spaces: 2

Garage Spaces: 2

Levels: ThreeOrMore,MultiSplit

Floor covering: CeramicTile, Tile

Amenities & Features

Parking Features: AttachedCarport,Attached,Covered,ElectricVehicleChargingStations,Garage,OnStreet

Patio & Porch Features: Balcony,Open

Utilities: CableAvailable

Cooling: CentralAir,CeilingFans

Furnished: Negotiable

Interior Features:

BedroomOnMainLevel,BreakfastArea,DiningArea,SeparateFormalDiningRoom,DualSinks,FirstFloorEntry,HighCeilings,LivingDiningRoom,Pantry,SeparateShower,UpperLevelPrimary,WalkInClosets,Attic

Security Features: SmokeDetectors

Association Amenities: None

Window Features: Blinds,Drapes,Sliding,ImpactGlass

Exterior Features: Balcony,SecurityHighImpactDoors

Heating: Central

Appliances:

Dryer,Dishwasher,ElectricRange,Disposal,Microwave,Refrigerator,SelfCleaningOven,TrashCompactor,Washer

Nearby Schools

Middle Or Junior School: New River

Elementary School: Croissant Park

High School: Stranahan

Expenses, Fees & Taxes

Association Fee: \$374

Tax Annual Amount: \$11,951

Tax Year: 2025

Fees & Taxes

Association Fee: 374

Miscellaneous

Association Fee Frequency: Monthly

List Office Name: Century 21 Integra

Listing Terms: Cash,Conventional,FHA,VaLoan **Direction Faces:** Southeast



Miscellaneous

Above Grade Finished Virtual Tour URL:

Area: Fort Lauderdale, FL <https://www.youtube.com/watch?v=ugW5aqAFa7Q>

Courtesy of

Office Name: Century 21 Integra

