



**\$749,900**

## **13704 23RD CT, SUNRISE, FL, 33323**

<https://igorpresman.com>

THIS GORGEOUS PELICAN MODEL FEATURES 5 BEDROOMS/3 BATHROOMS. IT'S A TWO STORY HOME OVERLOOKING THE BREATH TAKING PRESERVE. NOTE: 5TH BEDROOM IS OPEN LOFT AREA/ COULD BE USED AS SECOND ENTERTAINMENT AREA. OVER \$100,000. IN UPGRADES (SEE ATTACHED LIST). SHOWS LIKE A MODEL. IMMACULATE. SPECTACULAR KITCHEN WHICH IS PERFECT FOR A TRUE CHEF'S DELIGHT. REMODELED BATHROOMS, MARBLE FLOORS [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2605 sq ft



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## **Building Details**

**Cooling features:** Ceiling Fan(s), Central Air, Electric

**New Construction YN:** No

**Exterior material:** CBS Construction

**Heating:** Central, Electric

**Architectural Style:** Detached, Two Story

**Building Name:** SAWGRASS PRESERVE

**Roof:** Curved/S-Tile Roof

**Parking:** Driveway





# Amenities & Features

**Features:** Family Room, First Floor Entry, Loft, Utility Room/Laundry

**CommunityFeatures:** Gated, Mandatory Hoa, Other

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Amenities:** Dishwasher, Disposal, Dryer, Gas Range, Gas Water Heater, Microwave, Refrigerator, Washer

**WindowFeatures:** Hurricane Shutters

**GarageYN:** Yes

**CoolingYN:** Yes

**FireplaceYN:** No

