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**517 SW 12th Ct Fort Lauderdale, FL 33315**



Single Family  
**List Price:** \$569,000  
**MLS #:** [A11463317](#)  
**Status:** Coming Soon **MLS Area:** 3480  
**Zoning:** RD-15  
**Type:** Single  
**Prop Class:** Single Family  
**County:** Broward  
**Subdivision:** LAUDERDALE 2-9 D  
**Beds:** 2 **Baths:** 1/0  
**SqFt Liv Area:** 1,329 **SqFt Total:** 1,579  
**Year Built:** 1952 **Lot SqFt:** 6,750  
**Style:** R30-No Pool/No Water  
**Folio #:** 504215012110

**Remarks:** Welcome to this beautiful home in Croissant park! This charming single-family residence offers a beautiful interior, and a large backyard for kids and dogs, and is just 6 minutes from Las Olas and downtown. Enjoy the convenience of being 3 miles from the beach. Recent upgrades include a new water heater and a new roof redone in 2022. Plus, there are no HOA fees or rental restrictions. Nestled in a non-flood zone, this home provides the perfect blend of comfort and location. Don't miss out on this amazing opportunity! Schedule a showing today.

**General Information**

<b>HOPA:</b> No HOPA	<b>Short Sale:</b> No	<b>Faces:</b> South	<b>Apx Lot Size:</b>
<b>REO:</b> No	<b>How Paid:</b>	<b>Lender Apprv:</b>	<b>Build Lot/Unit#:</b>
<b>Builder Name:</b>		<b>Proj Comp Date:</b>	<b>Dock #:</b>
<b>Comm Dev Dist:</b>		<b>Amt Annually:</b>	
<b>Waterfront:</b> No		<b>Carport #/Desc:</b> 0	
<b>Garage #/Desc:</b> 0		<b>Parking Rstrct:</b>	
<b>Parking:</b> Covered Parking, Driveway		<b>Lot Desc:</b> Less Than 1/4 Acre Lot	
<b>Flooring:</b> Tile Floors		<b>Design Desc:</b> One Story	
<b>Construction:</b> Brick Exterior Construction, Concrete Block With Brick			
<b>Pools:</b> No			
<b>View:</b> None			

**Rooms**

**Bedroom:** At Least 1 Bedroom Ground Level  
**Rooms:** No Additional Rooms

**Additional Information**

**Interior:** First Floor Entry  
**Equip/Appl:** Dishwasher, Dryer, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer  
**Exterior Feat:** Awnings, Patio, Shed  
**Subdivision:** No Subdiv/Park Info  
**Heating:** Central Heat  
**Cooling:** Central Cooling  
**Water:** Municipal Water **Sewer:** Municipal Sewer  
**Roof:** Comp Shingle Roof  
**Restrictions:** No Restrictions

**Financial Information**

**Taxes:** \$1,897/2022 **Tax Info:** Tax Reflects City & County Tax, Tax Reflects No Exemptions  
**Terms:** Cash, Conventional, Owner Financing **Assumable:**  
**Type Assoc:** None **Mbr Req/Fee:** No

**Customer Full**

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