



**\$1,579,000**

**12260 44 CT, DAVIE, FL, BROWARD COUNTY,  
33330**

<http://avivaestate.com>

Located in the beautiful city of Davie, FL. See what this city has to offer. Strategically located between Flamingo Road and Orange Drive, residents will be just minutes from equestrian activities, great restaurants, schools and entertainment. Less than 20 miles away is Fort Lauderdale, its historic downtown and the popular Las Olas Boulevard.

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 4080 sq ft



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## **Building Details**



**Room Master Bathroom Features:** Primary Bedroom Upstairs

**Parking Features:** Covered, Driveway, Paver Block

**Pets Allowed:** Restrictions Or Possible Restrictions

**Security Features:** Smoke Detector

**Subdivision Name:** Crescent Ridge

**Flooring:** Carpet, Ceramic Floor, Other

**Garage Spaces:** 3

**Virtual Tour URL:**  
<https://lnr.biorev360.com/crescent-ridge-wrangler>

**View:** None

**Building Type:** R30-No Pool/No Water, House

**Roof:** Flat Tile

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## Amenities & Features

**Sewer:** Public Sewer

**Water Source:** Municipal Water

**Patio & Porch Features:** Patio

**Architectural Style:** Detached, Two Story

**Heating:** Electric

**DoorFeatures:** High Impact Doors

**Cooling:** Central Air

**High School:** Western

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## Nearby Schools

**Elementary School:** Silver Ridge

**Middle OrJunior School:** Indian Ridge

