



A11653314 © Miami MLS © 2024

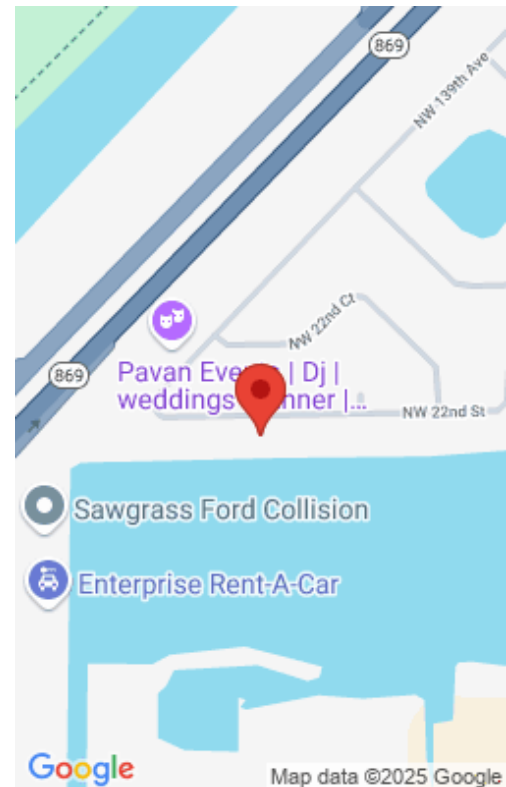
**\$789,000**

## **13836 22ND ST, SUNRISE, FL, 33323**

<https://ritterproperties.com>

Waterfront sprawling views on 55 acre lake, two-story home – 4br/2.5 bath, 2 car garage, in gated Sawgrass Preserve community, with low HOA! Perfect location across from Sawgrass Mills Mall and BB&T arena, close to major highways (595,75, Sawgrass Expwy), 20 mins from airport. Immaculate home boasts open floor plan, gas stove, new stainless steel [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active Under Contract
- 2596 sq ft



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## Basics

**Date added:** Added 16 hours ago

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 6325 sq ft

**ListOfficeName:** Fortune Christie's International Real Estate

**View:** Lake, Pool

**MLS ID:** A11653314

**Category:** Single Family Residence

**Status:** Active Under Contract

**Bathrooms:** 2 baths

**Area:** 2596 sq ft

**SubdivisionName:** SAWGRASS PRESERVE

**GarageSpaces:** 2

**ListAOR:** Miami Association of REALTORS®

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## Building Details

**Cooling features:** Ceiling Fan(s), Central Air **Year built:** 1997

**ArchitecturalStyle:** Attached, Two Story

**NewConstructionYN:** No

**Building Name:** SAWGRASS PRESERVE

**Roof:** Barrel Roof

**Heating:** Electric, Gas

**Parking:** Driveway, Guest, No Rv/Boats, Paver Block

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## Amenities & Features



**Features:** Attic, Closet Cabinetry, Cooking Island, Den/Library/Office, Family Room, Fire Sprinklers, First Floor Entry, Florida Room, French Doors, Loft, Second Floor Entry, Storage, Utility Room/Laundry, Utility/Laundry In Garage, Vaulted Ceiling(s), Walk-In Closet(s)

**Amenities:** Dishwasher, Disposal, Dryer, Gas Range, Microwave, Refrigerator, Trash compactor, Washer, Water Purifier

**WindowFeatures:** Complete Accordion Shutters, Complete Impact Glass, Hurricane Shutters, Arched Windows, Blinds, High Impact Windows, Impact Glass, Picture Window, Sliding

**PoolFeatures:** In Ground

**GarageYN:** Yes

**CoolingYN:** Yes

**FireplaceYN:** No

**Security Features:** Safe Room, Fire Sprinklers, Fire Alarm, Smoke Detector

**CommunityFeatures:** Boating, Gated, Gas Metered, Gated Community, Maintained Community, Mandatory Hoa, Picnic Area, Private Roads, Security Patrol, Sidewalks, Street Lights

**ExteriorFeatures:** Built-In Grill, Lighting

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

