



8537 NW 39 COURT, COOPER CITY, FL 33024

2-STORY SINGLE-FAMILY

3 BEDS | 3 BATHS | MONTECITO MODEL

YEAR BUILT: 2011

LIVING AREA: 2,720 SQ. FT.

ADJUSTED LIVING AREA: 2,919 SQ. FT.

TOTAL AREA: 2,919 SQ. FT.

LOT SIZE: 7,606 SQ. FT.

INTERIOR FEATURES

- Open-Concept Layout
- Volume Ceilings
- Great Room (Dining/Living Combination)
- Primary Bath with Separate Tub & Shower
- Walk-In Closets
- Modern Kitchen with Quartz Countertops
- Cooking Island, Walk-In Pantry
- Family Room & Breakfast Nook
- Custom Window Treatments
- Porcelain Flooring

EXTERIOR FEATURES

- Extended Pavers to the Side of the House
- Screened Patio
- Fenced Yard with Heated Pool
- 2-Car Garage
- Security Cameras
- Exterior Lighting

ADDITIONAL DETAILS

- Hurricane Impact Windows (only on 2nd Floor)
- A/C System (2013)
- Curbed S Tile Roof (2013)
- Water Heater (2013)

MONTERRA COMMUNITY

- HOA FEE: \$235/YEAR
- CDD: \$4,956.53

MONTERRA HOA

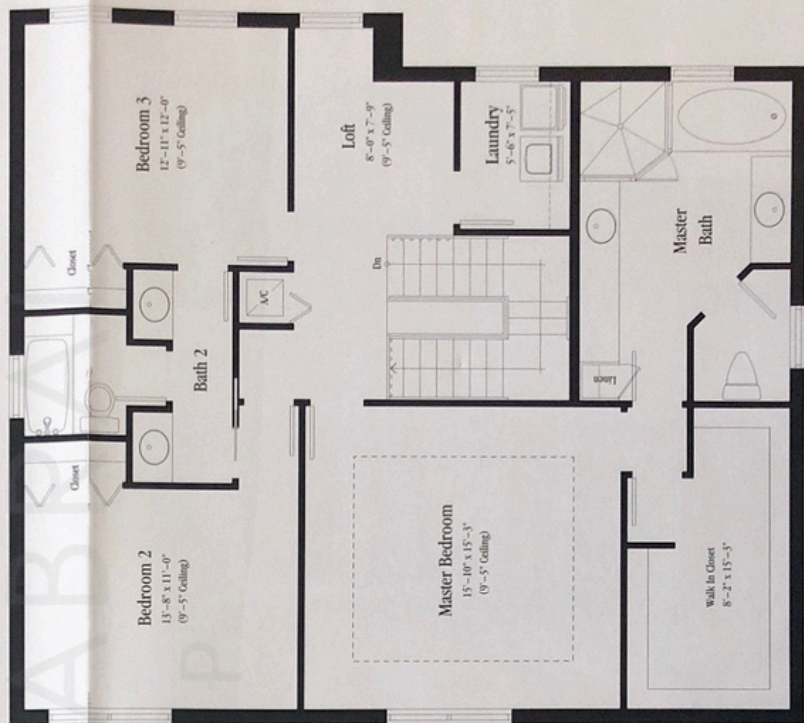
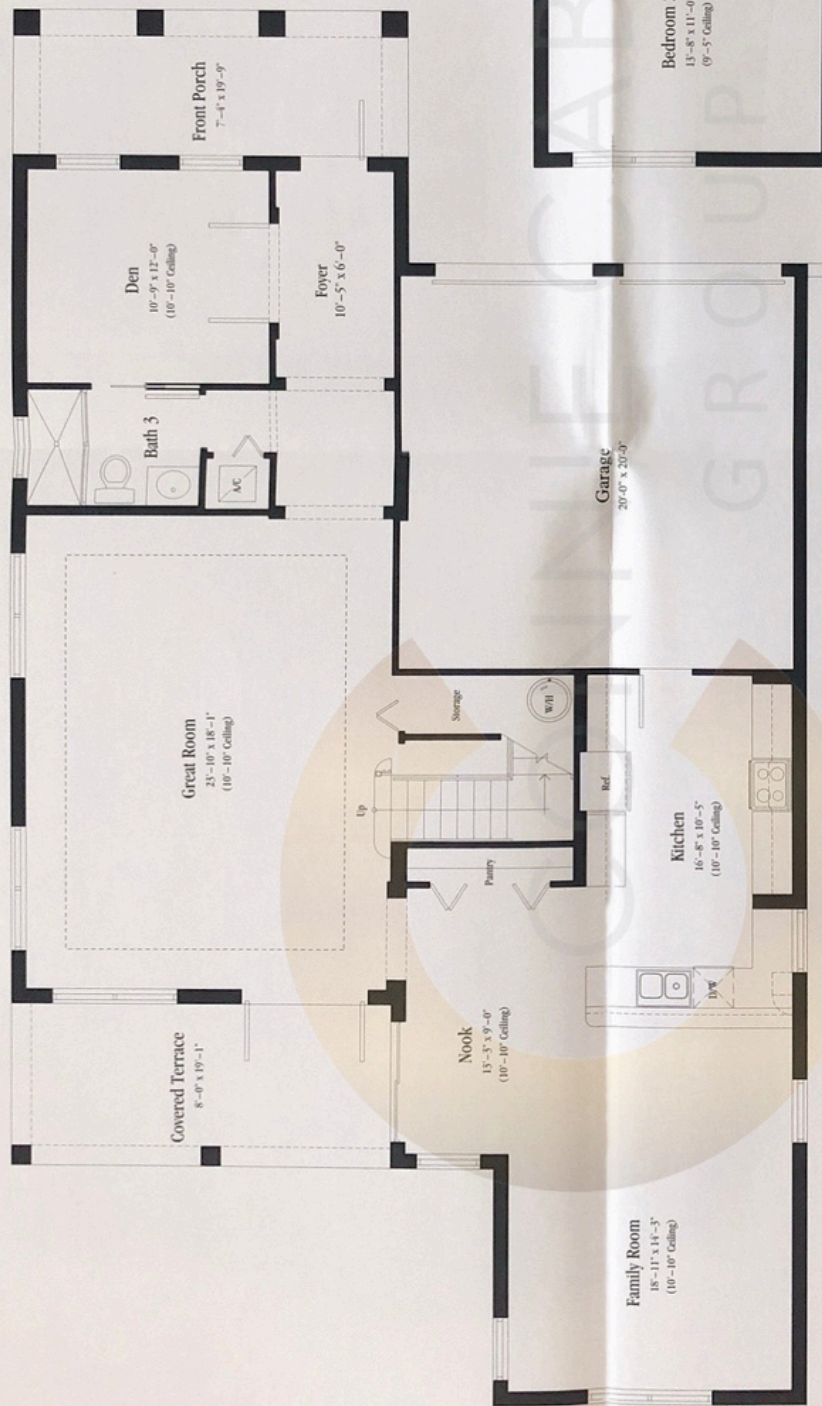
- 24 Hrs. Man Gated Community
- 24 Hrs. Security Patrol
- Resort Style Amenities:
 - Clubhouse & Community Pool
 - Fitness Center & Walking Trail
 - Tennis & Basketball Courts
 - Playgrounds
 - Tot-Lot & Dog Park
- Close to Major Highways
- A+ Rated Schools
- Walking Distance to House of Worship

SCAN FOR MORE



*This information is believed to be accurate and reliable but is not guaranteed. Buyers are responsible for verifying all details.

Montecito



Area Summary	
1st Floor A/C Space	1,541 SQ. FT.
2nd Floor A/C Space	1,348 SQ. FT.
Total A/C Space	2,889 SQ. FT.
Front Porch	145 SQ. FT.
Garage	427 SQ. FT.
Covered Terrace	153 SQ. FT.
Total Area	3,614 SQ. FT.