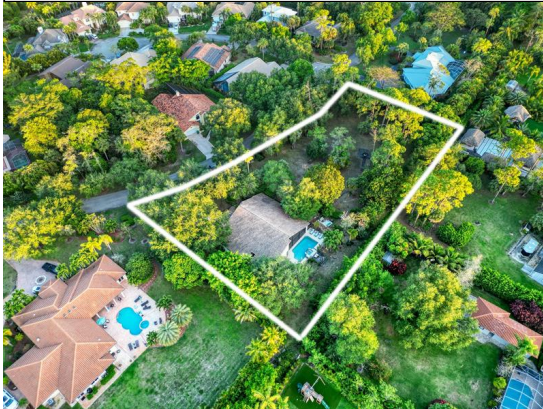


Listing

**6901 NW 61st Ave Parkland, FL 33067**



Single Family  
**List Price:** \$1,250,000  
**MLS #:** [F10496752](#)  
**Status:** Active  
**Zoning:** BCE-1  
**Type:** Single  
**Prop Class:** Single Family  
**County:** Broward  
**Subdivision:** Country Place  
**Beds:** 4  
**SqFt Liv Area:** 3,392  
**Year Built:** 1990/Resale  
**Acres:**  
**Style:** R31-Pool Only  
**Parcel Num:** 484101011140

**MLS Area:** 3611  
**Baths:** 4/0  
**SqFt Total:**  
**Lot SqFt:** 49,229

**Legal Description:** COUNTRY'S POINT 119-29 B LOT 5 BLK 8  
**Maint Fee Incl:** Security, Street Maintenance, Garbage And Trash Removal

**Remarks:** FIRST TIME EVER ON MARKET. Truly special home in Parkland's gated East community. OVER 1 acre estate. Private home of renowned, AD100 Interior Designer, never been offered before. Vaulted ceilings, split-bedroom, expansive living & family rooms, oversized screened-in patio, walk-in closets, recessed lighting, ceiling fans, huge pantry, 4 full baths, dedicated laundry room, 2-car garage, A+ schools, NO HOA approval. Furniture, art & antiques available for purchase, offering buyers a rare chance to own a piece of design history. Rare opportunity to own a legacy property with character, privacy & pedigree; an unmatched value in Country Place. Request the video tour and be the first to see it during Grand VIP Event! GATED COMMUNITY APPOINTMENT REQUIRED.

**Directions:** GATED - You MUST HAVE APPOINTMENT TO ENTER. 441 ST RD 7 NORTH OF SAWGRASS, TURN LEFT (WEST) ON HOLMBERG, THEN right (north ) to 2nd community on RIGHT side = COUNTRY PLACE. STOP at GATE

**General Information**

<b>HOPA:</b>	No HOPA	<b>Short Sale:</b>	<b>Faces:</b>	East	<b>Apex 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>		<b>Main Liv Area:</b>
<b>Water Access:</b>	None		<b># Ceiling Fans:</b>	8	
<b>Garage #/Desc:</b>	2		<b>Parking Rstrct:</b>		
<b>Furnished:</b>			<b>Lot Desc:</b>	1 To Less Than 2 Acre Lot	
<b>Parking:</b>	Driveway		<b>Spa:</b>	Yes	
<b>Flooring:</b>	Tile Floors		<b>Design Desc:</b>	One Story, Old Spanish	
<b>Construction:</b>	Cbs Construction				
<b>Private Pool:</b>	Yes/Below Ground Pool, Private Pool				
<b>Pool Dim:</b>	IRREG				
<b>View:</b>	Garden View				

**Rooms**

**Bedroom:** Master Bedroom Ground Level  
**Rooms:** Family Room, Utility Room/Laundry

**Additional Information**

<b>Pets:</b>	Yes/No Restrictions	<b>Cable Avail:</b>	Yes
<b>Interior:</b>	First Floor Entry, Built-Ins, Closet Cabinetry, Kitchen Island, Pantry, 3 Bedroom Split, Wet Bar		
<b>Equip/Apppl:</b>	Dishwasher, Disposal, Dryer, Electric Range, Refrigerator, Washer		
<b>Exterior Feat:</b>	Deck, Screened Porch		
<b>Subdivision:</b>	Card/Electric Gate, Mandatory Hoa		
<b>Heating:</b>	Central Heat		
<b>Cooling:</b>	Central Cooling		
<b>Water:</b>	Municipal Water	<b>Sewer:</b>	Municipal Sewer
<b>Roof:</b>	Barrel Roof		
<b>Restrictions:</b>	No Lease; 1st Year Owned, No Restrictions, Ok To Lease		

**Financial Information**

<b>Taxes:</b>	\$10,541/2024	<b>Tax Info:</b>	Tax Reflects Homestead Tax, Tax Reflects Other Tax Exemption
<b>Terms:</b>	Cash, Conventional, VA	<b>Assumable:</b>	
<b>Type Assoc:</b>	Homeowners/\$100/Quarterly	<b>Mbr Req/Fee:</b>	No

Customer Full

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