

OFFERED AT:

\$789,000

**15943 W Wind Cir,
Sunrise, FL 33326**

REDUCED!



HOME FOR SALE

**3/2 W/ POOL & ADDITIONAL
FENCED PARKING**

Highly desirable Weston/Sunrise corridor, this is a rare opportunity to own a well-positioned home in one of Broward County's most stable and sought-after submarkets. Offering immediate access to top-rated schools, major employers, and key transportation routes including I-75 and Sawgrass Expressway, this is an ideal investment for both families and investors. Live in a quiet, well-maintained community and benefit from strong surrounding property values, consistent demand, and long-term appreciation fundamentals. Perfect for a primary or secondary residence or a wise strategic investment in a high-growth South Florida location.



FOR MORE DETAILS:



PROPERTY INFORMATION:

- 1919 SF
- Built in 1984
- 3/2/2
- A Grade Schools
- Corner Lot
- Pool & Fenced Yard



EXCLUSIVE OPPORTUNITY · SUNRISE, FLORIDA

15943 W Wind Circle

Sunrise, Florida 33326 · Broward County

An exclusive opportunity in one of South Florida's most coveted addresses.

Weston is a master-planned city that consistently ranks at the top for livability, safety, and long-term value. This 3/2/2 pool home offers a large corner yard, with dedicated concrete parking pad behind the fence with front and back gate access big enough for boats and RVs. There are stainless steel appliances, a large bonus room, a whole house generator, impact windows on the front of the home, accordion shutters on the back, and a hurricane-rated garage door. Roof was replaced in 2018, HVAC replaced in 2022. Reap the benefit of Weston's top-rated school system along with the lower property taxes of Sunrise (the lowest in Broward Co.)

Homes here move fast, and this one won't last.

WHY WESTON/SUNRISE?

#74

Best Places to Live in
the U.S.
U.S. News 2025-26

#3

Best Places to Live in
Florida
Statewide Ranking

#9

Safest Cities in America
U.S. News 2025-26

\$139K

Median Household
Income
Above National Average

LOWEST MUNICIPAL MILLAGE RATE IN BROWARD COUNTY

Every year since incorporation, without exception. Paired with Florida's zero state income tax, your savings compound year after year.

2025 PROPERTY TAXES: \$7,231.15

ADVANTAGES OF SUNRISE/WESTON

A-Rated Public Schools

Zoned to Western High, Tequesta Trace Middle, and Indian Trace Elementary. Homes in this school zone historically appreciate 10 to 15% above neighboring districts. Strong private school options nearby as well.

World-Class Healthcare

Cleveland Clinic Florida's flagship Weston campus is minutes away, with 250+ physicians across 55 specialties, a 24-hour emergency department, and nationally ranked oncology, cardiology, and neurology programs.

Unmatched Connectivity

I-75, I-595, and the Sawgrass Expressway converge near this address. Fort Lauderdale in under 20 minutes, Miami in ~35, Boca Raton in ~25. FLL Airport is a straight shot east on I-595, with MIA and PBI also within an hour.

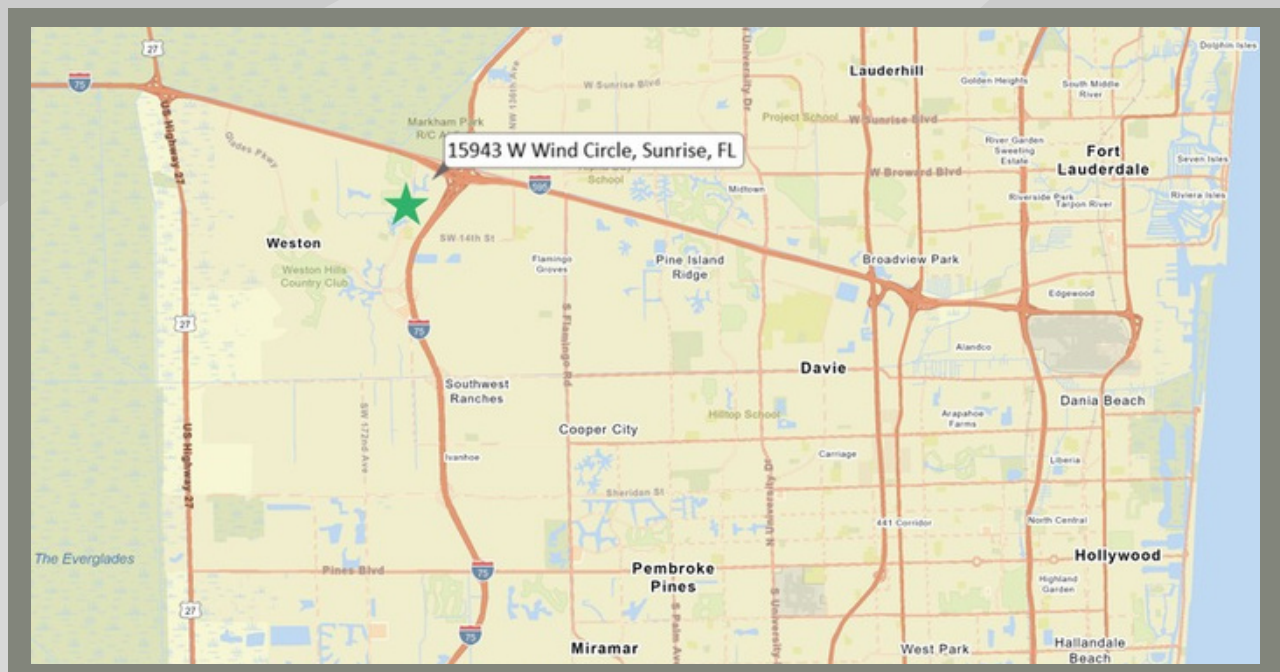


Major Employer Centers

Sawgrass International Corporate Park (American Express, CIGNA, Emerson Latin America HQ) is minutes away. Teva Pharmaceuticals maintains a major U.S. presence in Weston itself. South Florida's tech corridor employs 150,000+ professionals within commuting range.

Lifestyle at Your Doorstep

Sawgrass Mills (one of the largest outlet malls in the U.S.) and Weston Town Center are minutes away. Markham Park, Weston Regional Park, and extensive trail networks round out recreation. Tree-lined streets, underground utilities, no billboards.



A RARE OPPORTUNITY

Weston inventory is tight. Cypress Bay homes sell quickly, and local prices have appreciated 6 to 9% in recent years even as broader markets softened. Between Florida's no-income-tax advantage, Weston's lowest-in-Broward millage, and an address inside the #3 city to live in Florida, the value case is airtight.

**REDUCED TO \$789,000
OFFERED DIRECTLY
BY THE OWNER**

Inquiries & Tours Welcome

**Contact:
Toni Schettino
(954) 439-8820**

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**This home is currently proceeding through the State of Florida probate process
and all contracts are subject to the approval of the probate administrator.**

Brokers Protected up to 3%