

## "CLEMENTINE COTTAGE" #40I-PL



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**\$74,900**

Year Built	1984
Bedrooms	3+ Den
Bathrooms	2
Square Feet	1440
Furnished	No
School District	Davie

(SOME IMAGES HAVE BEEN VIRTUALLY STAGED)

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There's no place like home and you'll be right at home in charming Clementine Cottage. Clementine Cottage truly reflects the cheerful and colorful nature of its name. It features a beautiful kitchen, gorgeous high-end hardwood laminate flooring throughout, two updated bathrooms with all plumbing upgraded. The open floor plan adds to the very spacious yet cozy and inviting vibe of this home. The living area features vaulted ceilings with exposed "wood beams". The kitchen has gorgeous stainless steel appliances, highlighted by a dramatically beautiful side-by-side refrigerator. A bonus washer and dryer are included in the price of this home! Large sliding glass doors grant easy access from the dining area to the sizable screened-in porch. Lovely screens and shades help to keep things cool while enjoying South Florida's enviable weather outdoors. Additional outdoor space is available via a paver patio past the shed in the backyard area. All three bedrooms feature spacious custom closets including the master bedroom which boasts his and her closets AND a designer ceiling fan. The master bathroom is large and airy. Stained glass windows, ceramic tile flooring and a large garden tub with separate shower create a unique spa-like space. A bonus room can function as a den, fourth bedroom, personal office, media room or workout area. The landscaping outside is lush and alluring, giving this home GREAT curb appeal. Finally, like all homes in this lovely lakeside community, you will enjoy central air

and heat, off-street covered parking your own outdoor storage shed, landscaping sprinkler system, and access to the community's extensive recreational amenities including heated pool complex, gym, sauna, tennis, basketball, clubhouse, library, lake recreation and more.

To schedule a tour of this lovely and well-priced home, contact Adriana Rosales, listing agent at (954) 399-7264

