

## "GINGERBREAD COTTAGE" #6C-PL



**"Gingerbread Cottage" #6C-PL**

**\$37,900**

Year Built	1974
Bedrooms	3
Bathrooms	2
Square Feet	1248
Furnished	No
School District	Davie

### CASH ONLY PURCHASE REQUIRED

"Gingerbread Cottage" is a 3-bedroom 2-bath vintage bungalow absolutely dripping with old world charm. From the curb, this home is delectably inviting with its pale yellow siding and decorative brick red colored window shutters, roof trim and adorable matching oversized storage shed complete with access ramp and double door access. Upgraded masonry skirting adds to the curb appeal of "Gingerbread Cottage", as does the extensive tropical landscaping and large mature shade tree regally adorning the front yard. This home's multiple access points are all served by high quality painted concrete steps. Prepare to be delighted as you step inside this delicious home, loaded with top quality upgrades such as sleek hardwood laminate flooring, tape and textured walls throughout and high quality surfaces and finishes. Windows throughout are covered with upscale wood blinds in a lovely mahogany finish, which strikingly complement the hardwood laminate flooring. The open concept chef's kitchen is a highlight, featuring double hanging wall ovens and an ample center island with built-in smooth top range and counter overhang for casual meals. Ample full length wood cabinets provide a high quality custom built-in look and contemporary glass tile backsplash over the double bowled stainless steel sink is stunning. Ceiling fans are found throughout this lovely home including the living room, over the dining table area and in the bedrooms. This home is very well priced considering the fabulous location just down the street from the recently renovated clubhouse and extensive

community amenities and given the degree of top quality upgrades and finishes found in this home. This home got a new roof, new A/C and ducts and new hot water heater in 2017 and will get new vinyl siding prior to closing. 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, professional landscaping and sprinkler system, and access to the community's extensive recreational amenities including enormous heated pool complex, new fitness center overlooking the pool and lake, tennis, basketball, clubhouse, sauna, relaxation room, lake recreation and more.

To schedule a tour of this lovely home, contact Ralph Caruso, listing agent, at (954) 417-8936. Ask for "Gingerbread Cottage", #6C-PL.

**\*\*NOTE: THIS HOME REQUIRES A CASH PURCHASE\*\***

