

**"Summer Sleigh Ride" #39G-PL****\$89,900**

Year Built	1997
Bedrooms	3
Bathrooms	2
Square Feet	1248
Furnished	No
School District	Davie

'Summer Sleigh Ride' is a charming three-bedroom, two-bath home set amidst mature trees and professional landscaping. From the curb, this house beckons with its creamy exteriors contrasted by chocolate brown decorative shutters and a pretty rock garden with palm trees and flowering shrubs. The entrance leads into an open-plan hall that accommodates the living room, dining room and kitchen. The entire area is covered with hardwood laminate -- coveted flooring in South Florida. The living room is bright and airy with natural light invited in through two mini-blind treated windows. A raised screened in patio and chandelier fan are desirable features. The eat-in kitchen features a cozy banquet with booth seating. The kitchen has all-white cabinetry that provides ample storage. It comes with essential modern appliances, including an extra-wide refrigerator, stove/oven and dishwasher. The kitchen is hidden from direct views from the living room by a partition wall. However, it has a pass-through counter with an overhang on the side facing the living room, making it perfect for doubling up as a bar with stool when entertaining guests. A small laundry area near off the kitchen accommodates a full sized clothes washer and dryer. The spacious master bedroom in 'Summer Sleigh Ride' features hardwood laminate flooring and a large, en suite bath is large with 'his & hers' countertop sinks and a full-size tub. All the bedrooms have hardwood laminate flooring, whereas the baths have maintenance-free tiles. 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, lovely landscaping and

sprinkler system, and access to the community's extensive recreational amenities including enormous heated pool complex, gym, tennis, basketball, clubhouse, sauna, lake recreation and more.

To Schedule a tour of this charming home, contact Hilda at (954) 871-2134.

