

**"Mint Chocolate Manor" #41H-PL****\$55,900**

Year Built	1987
Bedrooms	3
Bathrooms	2
Square Feet	1248
Furnished	No
School District	Davie

'Mint Chocolate Manor' is an elegant, stylish and fun three-bedroom two-bath home with many premium design features that add to its desirability. From the curb, this house beckons with its mint green exterior walls, lovely landscaping and a spacious car port with two-car parking. Beyond the carport is a screened-in porch that is perfect for enjoying the outdoors from the comfort of one's home. Inside, this spacious home has an open-plan living room, dining area and kitchen. The entire area has beautiful hardwood laminate flooring that adds warmth and elegance. An stylish chandelier-fan is a pretty design feature while contributing pleasant ventilation. The living room and dining area face each other and have ample natural light invited in through windows on opposite walls. The L-shaped arrangement has the kitchen next to the dining area, with a long open counter with cabinets underneath serving as a visual divider between the two spaces. The kitchen has smart black cabinetry contrasted by sleek new appliances in stainless-steel finish. These include a smooth top range, side-by-side refrigerator with door-through ice and a dishwasher. The open countertop in the kitchen has an overhang on the side facing the dining room, making it ideal for a bar counter with stools when entertaining or as an eat-in option for casual family meals. Beyond the kitchen is a utility room decked out with cabinetry. The washer and dryer are included in the sale price of this already well-priced home! The master bedroom in 'Mint Chocolate Manor' is large and airy with mini-blind treated windows beautifully framing the views of the lush landscaping outdoors while

protecting the privacy indoors. It has a chandelier fan that adds to its sophistication. The en suite bath is modern and luxurious with separate 'his & hers' countertops basins with storage underneath and a shower stall with sliding glass doors. Finally, like all homes in this lovely lakeside community, you will enjoy central air and heat (including a NEW A/C!), 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, fitness, tennis, basketball, clubhouse, sauna, lake recreation and more.

To schedule a tour of this lovely home, contact Nidia Thwaites, listing agent, at (954) 417-0343. Ask for "Mint Chocolate Manor" at 41 Holly Lane.

