

"VILLA ALLEGRE" #37B-PL



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\$65,000

Year Built	2012
Bedrooms	3
Bathrooms	2
Square Feet	1,392
Furnished	No
School District	Davie

'Villa Allegre' is a spacious three-bedroom, two-bath home set in a prime location just a few steps from the lake, clubhouse and community amenities presenting the advantage of easy access to all of the recreational facilities, including the swimming pool complex, tennis and basketball courts, gym, sauna and playground. This home has ample curb appeal with gorgeous landscaping, including a pink hibiscus and mature palms. The half-porch in the front of the house adds to its curb appeal, while the lake-view from the porch and the extra-large carport are bonuses. Inside, the house is designed with an open plan layout. The living area is separated from the kitchen and dining area by an open countertop. Hardwood laminate covers the living area, whereas the dining area and kitchen have maintenance-free vinyl tiles. The living room has a chandelier fan that helps to regulate the air flow in the area. The two-tiered open counter, which partially hides the kitchen from direct views from the living area, has an overhang, making it perfect for doubling up as a bar counter with stools when entertaining guests. The eat-in kitchen has an L-shaped layout, which provides ample space for the dining table at the side. It has white cabinetry that provides ample storage and comes with matching essential modern appliances, including a stove/oven, dishwasher, microwave and refrigerator. A small recess beyond the kitchen comes with a clothes washer and dryer. The master bedroom in 'Vill Allegre' has cozy wall-to-wall carpeting and is bright and airy with two vertical sliding windows inviting natural light besides framing the beautiful greenery outdoors. The chandelier fan is a

charming accent in the bedroom, besides helping to regulate the air flow in the room. The spacious en suite bath has modern elements, including a countertop basin with storage underneath and a shower enclosure with sliding glass doors. Vinyl floor tiles add the convenience of a maintenance-free feature in the bath. The house also has a bonus feature of two storage sheds. 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 Linda Lyons, listing agent, at (954) 417-8749. Ask for "Villa Allegre", 37B-PL.

