

**"Agua Bella Bungalow" #40C-PL****\$45,000**

Year Built	1998
Bedrooms	3
Bathrooms	2
Square Feet	1,344
Furnished	No
School District	Davie

From the curb, 'Agua Bella Bungalow' has a distinct Mediterranean island vibe with its white siding, light grey exterior walls and contrasting blue decorative shutters. Inside too, the home is decorated in shades of white and blue, which enhance the airiness and adds to the sense of space in the three-bedroom, two-bath home. Beyond the carport is a large screened-in patio provides the perfect opportunity to experience the pleasant South Florida outdoor lifestyle. Manicured grass and shrub borders along the exterior walls add to this home's curb appeal. The house has an open-plan layout in its living room, dining space and kitchen. The entire area is covered with a lighter-toned hardwood laminate, which is reminiscent of sand, reinforcing its Mediterranean theme. The spacious living area has ample natural light invited through three mini-blind treated windows. It has a ceiling fan that helps regulate air flow. The open kitchen has a galley-style layout, partially blocked from direct views from the living area by a wall. All-white cabinets provide ample storage while the blue-grey countertops present workspace in addition to enhancing the island theme. The kitchen comes with essential appliances in a stainless-steel finish, including a side-by-side refrigerator with door-through ice. This home comes with a new clothes washer and dryer, which are in a utility room located just beyond the kitchen. The master bedroom in 'Agua Bella Bungalow' is spacious and bright with a ceiling fan that helps control air flow. The attached bath carries through the Mediterranean theme with blue tile backsplash behind the built-in countertop basin. The bath has maintenance-free vinyl tiles

and an oversized roman soaking tub. A sliding door can hide away the water closet. 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, gym, tennis, basketball, clubhouse, sauna, lake recreation and more.

To schedule a tour of this lovely home, contact Mauro Pupillo, listing agent, at (954) 417-8038. Ask for "Agua Bella Bungalow", #40C-PL.

