

**"Over the Hedge Hideaway" #7B-PL****\$68,900**

Year Built	2014
Bedrooms	4
Bathrooms	2
Square Feet	1488
Furnished	No
School District	Davie

'Over the Hedge Hideaway' is hard to miss when viewed from the curb, with a tall hedge forming a green curtain in front of the house. The charming porch, as well as the large carport with space for two-car parking, add to this home's desirability. "Over the Hedge Hideaway" has some recent upgrades including new air conditioning in 2017 and brand-new carpeting in all bedrooms. The open-plan design combines the living room, dining room and kitchen in an L-shaped layout. The living area has soft carpeted flooring, whereas the dining room and kitchen have maintenance-free vinyl tiles. The large living area is brightly lit with ample natural light invited through mini-blind treated windows, while a chandelier fan helps to regulate the air flow in the room. The dining room has a mini-blind treated window that brightens up the area with natural light, besides presenting views of the lush greenery outside. The kitchen is visually separated from the dining room by an open counter top with an overhang, which doubles up as a bar counter with stools. Beautiful wood-toned cabinetry provides ample storage space in the kitchen. Essential modern appliances in black sharply contrast the cabinets to bring a stunning look to the kitchen. These include a smooth top range, refrigerator, dishwasher and microwave. A small recess off the kitchen comes equipped with a clothes washer and dryer. The window above the stainless-steel kitchen sink looks out over the gorgeous landscaping outdoors, providing the chef with beautiful views. Carpeted floors bring a cozy ambiance to the

master bedroom in 'Over the Hedge', while mini-blind treated windows invite natural light to infuse the room with brightness. The en suite bath is luxuriously large and comes with separate 'his & hers' counter top basins with storage underneath, a Roman tub and a shower enclosure with sliding glass doors. 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 "Over the Hedge Hideaway", #7B-PL.

