

**"Cotton Grove Cottage" #42E-PL****\$47,900**

Year Built	1997
Bedrooms	3+ Den
Bathrooms	2
Square Feet	1344
Furnished	No
School District	Davie

COTTON GROVE COTTAGE is a lovely home with three bedrooms, a den and two bathrooms. The home's tasteful grey exterior is accented with white decorative shutters on the front windows. A spacious covered carport lies to the side of the house and leads into a screened patio at its far end. Steps lead up into the home from the manicured front lawn. The open plan living, dining and kitchen areas have maintenance-free floor tiles. The living room is large, with ample space for furniture as well as a TV setup if so desired. Two mini-blind treated windows brighten up the space. The remodelled kitchen comes equipped with essential modern appliances, including a built-in microwave and a two-door refrigerator that is less than a year old. Besides ample storage space provided by sleek white cabinets and workspace on the marble countertops, maintenance-free backsplash tiles make the kitchen as functional as it is aesthetically appealing. A chandelier hangs between the kitchen and living room over the space reserved for the dining table, separating the two rooms visually. The wooden wall panel behind the kitchen has an electric fireplace from next to which glass sliding doors lead out onto the screened patio. With ceiling fans, blinds and ample seating, the patio is the perfect place to relax. The home's open-plan layout makes it ideal for entertaining and socialising. The bedrooms feature gorgeous hardwood laminate flooring for optimum comfort and have chandelier fans to regulate airflow. The den provides the home with a certain degree of versatility as it can be used for anything from a children's playroom to a home office. Air conditioning that has been updated within

the last two years and hurricane shutters add value to this lovely home. 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 Hilda Arias, listing agent, at (954) 871-2134. Ask for "Cotton Grove Cottage", #42E-PL.

