

"SUMMER COTTAGE" #22F-PL



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\$44,900

Year Built	1975
Bedrooms	2
Bathrooms	2
Square Feet	1152
Furnished	No
School District	Davie

'Summer Cottage' is an exceptionally well-designed two-bedroom, two-bath home with its location on a corner lot adding to its desirability. A covered carport with a storage shed at its far end lies to one side of the house. The lush lawns and shrubs add charm to the home's exterior. The screened front porch features the addition of unique lattice for additional privacy. The bright blue flooring makes it the perfect picturesque sit out for enjoying South Florida's tropical lifestyle. A new, hurricane rated sliding glass door leads into the home's stunning living room which is quite large with rich hardwood laminate floors and lots of light from cross-breeze windows. The four mini-blind treated windows invite great natural light into the open space. The sleek modern kitchen lies in convenient proximity to the living room. The all-white kitchen ticks all the boxes with French cottage painted-look floors, a chandelier fan to regulate airflow in the space, a complete range of essential appliances, classic silver metallic backsplash wall with lovely green marble style countertops. Ample built-in cabinetry makes it as practical as it is aesthetically appealing. White folding doors hide away the area reserved for washer and dryer units. The spacious master bedroom has carpeted flooring and ample storage provided by walk-in closet and includes a luxurious ensuite bathroom with ADA rated fixtures. The second bedroom also has a chandelier fan and cozy carpeted flooring. A wardrobe with sliding doors is built into and runs the length of one wall. A practical, authentic Murphy bed is built into a custom cabinet to maximize space and utility. The second bathroom has a practical shower/tub

fixture as well as upgraded walls with wainscoting, vessel sink, and light grey anti-microbial laminate flooring. Besides this, the home comes with a range of updates, including a new roof and sub-roof, anti-microbial linoleum, hurricane grade sliding doors to reduce noise and provide insulation, extra storage shed and new windows with custom hurricane window coverings. 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, beautiful 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 "Summer Cottage", 22F-PL

