

## "TROPICAL SUNRISE" #19A-PL



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**\$59,900**

Year Built	2007
Bedrooms	2
Bathrooms	2
Square Feet	1200
Furnished	No
School District	Davie

Tropical Sunrise is a lovely two-bedroom, two-bath lakeside home perched on a desirable corner lot across from the lake and within close proximity of the community's recreational amenities. Nestled amidst tropical foliage, this house offers an unparalleled view over the shimmering water. A charming full-length front porch makes the perfect sit out for relaxing and enjoying the view and enviable South Florida weather. The front door opens into the bright and spacious living room. A chandelier fan helps to create pleasant airflow in the space. The adjacent dining area sits against three large mini-blind treated windows that flood the room in beautiful natural light. The modern kitchen has an abundance of storage and counter space as well as all essential modern appliances being included. An 'L shaped' floating island doubles as a bar and has space for stools to go beneath the overhang on one side. The small window atop the kitchen sink provides the chef with a view of the outdoors. The utility room behind the kitchen has ample space for full sized washer dryer units, both of which come with this house. The common areas use a practical, maintenance-free, neutral-toned tile for the flooring. Both bedrooms are spacious and boast ample natural light as well as gorgeous hardwood laminate flooring, mini-blind treated windows and chandelier fans. With recently replaced air conditioning, water heaters and flooring, besides brand new washer/dryer units, this home is move in ready! Additionally, the roof has been resealed as recently as 2019 for the buyer's peace of mind. 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 Nidia Thwaites, listing agent, at (954) 417-0343. Ask for "Tropical Sunrise", #19A-PL

