

## "FIG LEAF" #46B-PL



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**\$45,000**

Year Built	1992
Bedrooms	3
Bathrooms	2
Square Feet	1152
Furnished	No
School District	Davie

'Fig Leaf' is a lovely, three-bedroom two-bath home. Its cream exterior and white decorative windows sit in lovely contrast to the surrounding greenery. The exterior is beautifully landscaped with tropical palms and finely manicured hedges, enhancing this home's curb appeal. A covered carport to the side of the house leads into a screened in porch, nicely furnished for a comfortable sit out. A conveniently located storage shed serves as the perfect place to stash outdoor equipment, bikes and supplies. The front door opens into the spacious open-plan living room that has newly renovated hardwood laminate flooring. It has a large mini-blind treated window that illuminates the space with natural light. The adjacent dining room and kitchen feature a striking patterned ceramic tile. The modern kitchen comes with new cabinets and a complete range of essential appliances. The L-shaped open counter in the kitchen sits beneath a chandelier. It serves both as a visual separation from the dining room as well as a bar with space for barstools underneath the overhang on the side facing the dining area. A window above the sink provides the chef with relaxing views of the greenery outdoors. A small recess at the far end of the kitchen has space for washer and dryer units, both of which are included in the price of Fig Leaf. The bedrooms use a warm hardwood laminate for the flooring and have been designed to optimize the natural light coming in through the windows. The large master bedroom also has a chandelier fan that helps to regulate airflow in the space. The third bedroom is a versatile space that can be used for anything from a home office to a TV

room. Both bathrooms have built-in cabinets underneath the sinks and practical shower units. With some of the furniture being sold with the house and an updated 5-year-old air conditioning system, this home makes an ideal starter 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 Mauro Pupillo, listing agent, at (954) 417-8038. Ask for "Fig Leaf", #46B-PL.

