

## "SUNRISE PALMS" #9H-PL

**"Sunrise Palms" #9H-PL****\$58,900**

Year Built	2002
Bedrooms	3+ Den
Bathrooms	2
Square Feet	1440
Furnished	No
School District	Davie

'Sunrise Palms' is a charming three-bedroom, two-bath home with classic cream exteriors and decorative window shutters that sit in striking contrast to the colorful tropical foliage and lawn surrounding the house. A covered carport sits to the side of the house and leads into a private storage shed at its far end. This home has a practical and pleasing layout, with the front door leading directly into the living room. The lovely hardwood laminate floor in the living area sits beneath a chandelier fan that helps to illuminate the room. The adjacent dining area sits near a full-length window. The modern kitchen includes a complete range of essential appliances, including a smooth top range. With an eye-catching light fixture, lovely backsplash, ample storage space in the built-in cabinets as well as ample counter space, the kitchen is as practical as it is aesthetically appealing. The kitchen counter extends on one side to double as a bar, with space for barstools to be tucked away under the overhang on one side of it. A small recess behind the kitchen, which connects to the back door, serves as a laundry room with connections for washer and dryer units. All three bedrooms are bright and airy courtesy of the mini-blind treated windows and chandelier fans. The lovely master bedroom is spacious and has a luxurious ensuite bathroom that comes fitted with a garden tub as well as a glass-doored shower unit. The marbled floor tiles and brown cabinets beneath the sink give the design a classy feel. The second bathroom also has a bathtub. With an extra family room that makes the perfect space to bond or entertain, newly painted kitchen and bathroom cabinets and an AC that is

only four years old, this home makes the perfect investment. 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 "Sunrise Palms", #9H-PL.

