

"SOL PATROL COTTAGE" #16H-INV



"Sol Patrol Cottage" #16H-INV

\$69,900

Year Built	2006
Bedrooms	3
Bathrooms	2
Square Feet	1,560
Furnished	No
School District	Davie

With a range of meaningful updates, including a new roof, air-conditioning and new hardwood laminate flooring in the common areas, 'Sol Patrol Cottage' has the advantage of being move in ready! The three-bedroom, two-bath home charms from the curb, with its pastel yellow and white façade and lush landscaping, including a mature palm, manicured grass & shrubs. The screened-in half porch in front is the ideal place to enjoy the South Florida lifestyle, relaxing amid gorgeous greenery and sipping a cool drink while watching the world go by in this peaceful and bucolic community. The covered carport offers side-by-side parking for two cars. From the porch, panelled sliding glass doors lead into an open-plan common area. The spacious dining area has a lampshade hanging over the space reserved for the dining table, besides a built-in counter along the wall that can double as a home office. The dining room connects to the open-plan kitchen set in a galley-style layout, including a freestanding island parallel to the built-in cabinets and countertops against the wall. The island has a two-tiered design with an overhang on the side facing the living room, making it perfect as a bar counter when entertaining. Besides ample storage provided by the cabinets with a wood laminate finish, the kitchen comes with essential modern appliances, including a new smooth top range, refrigerator and microwave. The double-bowl sink is another convenient feature. The L-shaped layout in the common area has the living room opposite the kitchen. It's a spacious room with ample natural light flooding the interiors through two large panelled windows with fanlights. The vaulted

ceiling adds an interesting architectural feature to the living room, with a ceiling fan suspended from it, regulating the airflow. The master bedroom is spacious, with expansive windows inviting ample natural light into the room. A ceiling fan regulates airflow. The ensuite bath has a shower stall, roman tub and built-in countertop basin with storage underneath. The second bathroom, which is shared by the other two bedrooms, has a practical shower-cum-tub unit. 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.

