

"STARFISH COTTAGE" #11B-PL



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\$79,900

Year Built	2012
Bedrooms	2
Bathrooms	2
Square Feet	1152
Furnished	No
School District	Davie

If you are in the market for a magical fairytale cottage, this may be your unicorn! This home absolutely enchants from the moment you lay eyes on it's charming pale blue exterior with white shutters and crisp white trim, painted concrete steps and a colorful flower box on the landing. You will notice the enormous oversized storage shed recessed into the back of the driveway, highly coveted side-by-side parking and lovely landscaping including hedges, mature trees and flowering shrubs. Step inside to an oversized entrance hall with french doors leading farther into the home, plantation shutters, tiled flooring and a ceiling fan overhead. This darling receiving room makes a perfect and cheerful study, and can be used as a guest bedroom for occasional visitors. Inside you will be greeted by a large, open concept space consisting of an ample living area (big enough to accomodate a sectional sofa or a sofa and loveseat and TV area), dining area and island kitchen. The seller has invested in beautiful new hardwood laminate flooring which matches perfectly with the sand colored tiling of the entrance hall and kitchen. Kitchen appliances are new and include a large side by side refrigerator, dishwasher, smoothtop range and built in microwave -- all included in the price of this home! The stainless steel dual tub sink and goose neck retractable faucet and matching built in soap dispenses are convenient additions. Discerning buyers will also appreciate the many upgrades including custom lighting fixtures, designer title backsplash and beautiful crown molding. Ceiling fans and recessed lighting stylishly augment the greatroom space. There are two dining options

including a formal dining area as well as bar stool seating along the center island for more casual meals. The master bedroom is spacious and can easily hold a king sized bed. The floors are a rich hardwood laminate plank in a serene dark finish and the ceiling fan overhead provides added light and pleasant air circulation. The en suite bath features a large counter, ample storage undersink, over rack and via a linen closet. The shower is spacious with recessed lighting overhead. The second bedroom also features a ceiling fan upgrade and soft carpeted flooring. Finally, like all homes in this lovely lakeside community, you will enjoy central air and heat, off-street covered parking (aforementioned side by side parking), the ample/oversized outdoor storage shed, professional 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 "Starfish Cottage", 11B-PL.

