

**"Swan Lake Chalet" #42D-PL****\$95,900**

Year Built	1990
Bedrooms	3
Bathrooms	2
Square Feet	1,056
Furnished	No
School District	Davie

‘Swan Lake Chalet’ is a home with numerous desirable updates including newer hardwood laminate floors, stainless steel appliances, new stylish countertops, baths, and cabinets. The three-bedroom, two-bath home looks pretty as a picture from the curb with beautiful landscaping, including mature trees, providing a lovely contrast to its white exterior. The open space concept in the interiors combines the living room, dining room, and kitchen in an L-shaped layout. The area new designer flooring lends a sleek modern vibe. The living room has a wide mini-blind treated window that invites ample natural light into the room. A chandelier fan helps regulate airflow. The dining room connects the kitchen and the living room. It has an elegant lampshade suspended over the space reserved for the dining table. The modern kitchen has ample cabinets for storage and beautiful new granite countertops, in addition to the very appealing stainless-steel appliances. Appliances include a side-by-side refrigerator, microwave, stove/oven, and dishwasher. An open countertop with an overhang separates the kitchen from the dining room. The counter has an overhang, perfect for placing bar stools to serve drinks or snacks when entertaining. The laundry area is tucked away in small utility room located just beyond the kitchen. It comes with full sized washer and dryer units, which are included in the sale price of this home. ‘Swan Lake Chalet’ has ceiling fans in all the bedrooms. The primary suite is spacious with hardwood laminate flooring, adding a cozy touch and mini-blind treatment on the windows inviting ample natural light into the room. The en suite bath has modern features, including ‘his &

her' built-in countertop basins, a bath, and a shower. This home has a desirable screened in porch running along the side of the home, perfect for indoor/outdoor South Florida living! Finally, like all homes in this lovely lakeside community, you will enjoy central air and heat (replaced in 2018), 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 Linda Lyons, listing agent, at (954) 417-8749. Ask for "Swan Lake Chalet", #42D-PL.

