

"LILAC DREAMS COTTAGE" #41G-PL



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\$99,900

Year Built	1988
Bedrooms	3
Bathrooms	2
Square Feet	1,152
Furnished	No
School District	Davie

From the curb, "Lilac Dreams" looks charming with a mature palm, manicured grass, and shrubs enhancing the surrounding beauty and serenity. Recent upgrades suggest it won't be on the market for too long. Initially built in 1988, the three-bedroom, two-bath home has been completely remodeled giving it contemporary updates, including a few premium features that add to its desirability. Recent upgrades include hardwood laminate floors, vaulted ceilings, recessed lights, ceiling fans, remodeled bathrooms, and a screened-in patio. Additionally, a roof replacement six years ago (in 2017) ensures the house won't incur significant expenditure towards upgrades over the next few years, making it an attractive option. Buyers can buy the house with the furniture included at an additional cost. The spacious interiors feature an open-concept in the social spaces. The living room is bright and airy, with ample natural light invited through expansive mini-blind-treated windows and the glass panel inserts in the door. The newly remodeled kitchen is located next to the living room. It is separated from the dining area by an open countertop with an overhang - ideal for doubling as a breakfast bar or a bar counter when entertaining. The recent updates to the kitchen include beautiful granite counters, new stainless-steel appliances (including a side-by-side refrigerator with door-through ice) and a gorgeous backsplash. Other new appliances in the kitchen include a dishwasher, stove/oven, and microwave. A full sized washer/dryer is also included in the price. All three bedrooms have ceiling fans and hardwood laminate floors. Both bathrooms have been remodeled with

modern elements, including built-in countertop basins and glass shower enclosures. The highlight of the house is the spacious screened-in patio with lovely views of the lush tropical landscaping in the surrounding community. 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 heated pool complex, new fitness center, tennis, beach volleyball basketball, clubhouse, sauna, lake recreation and more.

To schedule a tour of this lovely home, contact Hilda Arias, listing agent, at (954) 871-2134. Ask for "Lilac Dreams Cottage", #41G-PL

Note: The extra shed in the backyard is not included in the price.

