

**"Sunflower Bouquet" #23I-PL****\$99,000**

Year Built	2013
Bedrooms	3
Bathrooms	2
Square Feet	1452
Furnished	No
School District	Davie

#### IMAGES ARE VIRTUALLY STAGED

"Sunflower Bouquet" is a pretty home nestled on picturesque and sought-after Ivy Lane in Paradise Village. Originally designed as a four-bedroom, this home has been thoughtfully reconfigured into a spacious three-bedroom layout, providing larger, more comfortable rooms. Designed with affordability in mind yet brimming with upgrades, this beautifully appointed 3-bedroom, 2-bath residence offers the perfect blend of style and comfort. The open-concept layout creates an inviting flow between the living, dining, and kitchen areas, all enhanced by elegant hardwood laminate flooring. The gourmet center-island kitchen is a chef's dream, featuring gleaming quartz countertops, sleek stainless steel appliances—including a side-by-side refrigerator with door-through ice, a smooth-top range, built-in microwave, and dishwasher—and stylish track lighting. Adjacent to the kitchen, a spacious utility room is equipped with a full-sized Samsung front-load washer and dryer—included in the price of this home. The living room's ceiling fan light combo adds a cozy ambiance, while the dining room is beautifully accented with charming chair rail molding and wainscoting. The luxurious master suite boasts dual sinks set in a black quartz vanity, a Roman soaking tub, and lovely decorative wainscoting that enhances its spa-like feel. The guest bath is equally impressive with a ceramic tile shower, frameless glass doors, and upgraded fixtures. Each bedroom is fitted with ceiling fan fixtures to ensure year-round comfort. And, like all homes in this exceptional lakeside community, you

will enjoy central air and heat, off-street covered parking, professional landscaping with an irrigation system, and access to the community's resort-style amenities—including a heated Olympic-sized swimming pool, tennis, basketball, shuffleboard, bocce ball, a fully equipped fitness center, sauna, clubhouse, lake recreation, and more. Welcome to Paradise!

To schedule a viewing, contact Nidia Thwaites, Listing Agent at (954) 417-0343. Ask for "Sunflower Bouquet #23 Ivy."

