

**"Iced Mocha (on Ivy)" #18I-PL****\$79,900**

Year Built	1998
Bedrooms	3
Bathrooms	2
Square Feet	1456
Furnished	No
School District	Davie

This pretty, modern, tastefully updated home will perk you up the moment you step inside. Soak in the beautiful custom-painted decorator walls, carefully coordinated with rich chocolate carpeting, creamy counter surfaces and sumptuous details like marble sills, crown and baseboard molding and ceiling fan light fixtures throughout. Natural light streams beautifully in through ample windows, and cathedral ceilings contribute a delightfully uplifting sense of air, space and light. The galley-style kitchen boasts sparkling white appliances (including a smooth top range with matching vent, dishwasher and refrigerator/freezer), ceramic tile flooring and a casual breakfast bar framed with charming paned glass cabinetry. Open shelving above the stove provides ample room for spices, cookbooks and other cooking accessories, or to display favorite keepsakes. And conveniently located off the kitchen is the utility room containing pre-plumbed hookups and ample space for a full sized washer and dryer. (The seller is leaving their washer/dryer included in the price of this home!) Couples will appreciate the extra privacy afforded by the split floor plan. The master bedroom is a veritable oasis with its relaxing coco-colored floors, soothing ceiling fan, and private oversized en suite bath. You will feel like royalty in the spacious master bathroom with his-and-her sinks, ample wall mirrors and a Roman soaking tub with separate shower stall. As you soak in the large garden tub, enjoy the warm glow of Florida's landscape through an oversized wall mirror that furthers the spaciousness of this grand bathroom. You will appreciate the lively pop of bold color on

mornings when the alarm rings just a bit too early. Finally, like all homes in this lovely lakeside community, you will appreciate offstreet covered parking, professional landscaping and irrigation, central air & heat, your own outdoor storage shed, and access to the community's extensive recreational amenities including fitness, tennis, basketball, clubhouse, sauna, heated pool complex, playgrounds, beach volleyball court, lake recreation and more!

To schedule a tour of this lovely and well priced home, contact Ralph Caruso, listing agent, at (954) 417-8936. Ask for "Iced Mocha on Ivy" #18I-PL

