

**"Custard Profiterole" #15E-PL****\$69,900**

Year Built	2014
Bedrooms	3
Bathrooms	3
Square Feet	1400
Furnished	No
School District	Davie

'Custard Profiterole' is a charming three-bedroom three-bath home well-located within walking distance of the club house, swimming pool and tennis courts in the community. It gets its name from the custard yellow and white exteriors that paint a delightful picture of the home from the curb. The covered car porch with its high roof adds to its charm. Indoors, it has a spacious open plan living, dining and kitchen recently upgraded with laminate flooring in the living & dining rooms that complement the beige wall paint and white floor and ceiling trims. The living area is bright and airy with ample natural light invited in through three sliding glass windows with mini-blind treatment. Recessed ceiling lights add a contemporary feel to the living space. The dining area faces the living room and is next to the open kitchen. It has a wide window through which natural light comes in and brightens up the space. In addition, high end hurricane shutters (valued at \$10,000) were installed throughout. The kitchen has lovely wood toned cabinetry that offers ample storage space and comes with contrasting sleek black essential modern appliances, including a dishwasher, oven/gas range and refrigerator. An open countertop with an overhang separates the kitchen from the living area. It can double as a bar counter while entertaining guests. Ceiling track lights add a modern touch to the kitchen. A small room located off the kitchen comes with washer dryer connections and shelves, which makes for a convenient laundry room. The master bedroom in 'Custard Profiterole' is large and bright with two mini-blind treated sliding glass windows perfectly framing the gorgeous

landscaping in the surrounding area. It has a luxurious walk-in closet. The en suite bath comes with an extended built-in countertop with 'his & hers' basins and storage underneath, besides a glass shower enclosure. A window brings in natural light and adds a cheery ambiance to the bath. The second and third bedrooms in this home come with the option of a bay window and sliding glass doors, respectively. Finally, like all homes in this desirable lakeside community you will appreciate off-street covered parking, central air and heat, your own outdoor storage shed, and access to the community's extensive recreational amenities including fitness, tennis, basketball, shuffleboard, putting green, clubhouse, sauna, heated pool complex, lake recreation and more.

****To schedule a tour of this lovely home, please contact Hilda Arias, listing agent, at (954) 871-2134****

