

"LEMON ROULADE" #12I-PL



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\$54,900

Year Built	2002
Bedrooms	3
Bathrooms	2
Square Feet	1,440
Furnished	Yes
School District	Davie

'Lemon Roulade' is a gorgeous two-bedroom two-bath home located on a block filled with beautiful new homes. It gets its name from the shades of cream, beige and brown that run through its décor. The home is stunning from the curb, with cream exterior walls complemented by a white sloping roof over the convenient side-by-side carport parking. Tropical landscaping around the home, including lush green grass and mature palms, as well as the charming screened-in raised front porch add to its curb appeal. Indoors, gorgeous hardwood laminate flooring runs through the spacious interiors, adding a warm and cozy ambiance. From the front porch, paneled sliding glass doors lead into a large open-plan living, dining and kitchen. The living area has a chandelier fan that lends old world charm to the setting, while ample natural light is invited in through the glass windows to add to the sense of spaciousness. The area reserved for the dining table has a lampshade overhead. The open kitchen, which is located next to the dining area, is bright and airy with natural light trickling in through the two windows above the sink as well as the sliding glass door leading to the porch. The kitchen has all-white cabinetry that provides ample storage and has provisions for accommodating essential modern appliances, including stove, dishwasher and refrigerator. An open counter with storage cabinets above separates the kitchen from the dining area, providing the perfect place for storing crockery. The master suite in 'Lemon Roulade' is spacious with a warm touch added by the hardwood laminate flooring. The bedroom has ample natural light invited in through

the glass windows that perfectly frame the gorgeous tropical landscaping outdoors. It comes with an en suite bath with essential amenities, including an ample shower stall. And, 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 fitness, tennis, basketball, clubhouse, sauna, heated pool complex, lake recreation and more. Welcome to Paradise!

To schedule a tour of this gorgeous home, contact Dee Myers, listing agent, at (954) 858-5770.

Ask for "Lemon Roulade" at 12 Ivy Lane.

