

**"SAND & SUN COTTAGE" #47J-PL****"Sand & Sun Cottage" #47J-PL****\$114,900**

Year Built	2015
Bedrooms	3
Bathrooms	2
Square Feet	1,344
Furnished	No
School District	Davie

Life can transform into a peaceful and soothing oasis when you live in a charming, like-new, energy-efficient three-bedroom bungalow that is so well-priced you might choose to buy it outright and live mortgage free! 'Sand & Sun Cottage' is located on quiet and picturesque Jasmine Lane, featuring a large back yard with no home behind for maximum privacy. From the curb, the pale yellow exterior walls with neat white trim, are eye-catching and inviting. The stunning landscaping and beautifully decorated raised front porch with charming exterior ceiling fan overhead, immediately draws you in. Step inside and the calming interiors envelope you in a soft blend of relaxing beige, sand and earth tones. This home features a sought-after and modern open-plan living, dining and kitchen. Milk chocolate wall-to-wall carpeting unites the living area and bedrooms, while the dining, kitchen and bathrooms have practical taupe tiled vinyl flooring. Sliding glass windows present views of the pretty and tropical outdoors. The open kitchen has ample storage with pretty bright white cabinetry that complements the neutral counter-tops. Essential kitchen appliances (including a refrigerator, smooth-top range and dishwasher) perfectly compliment the decor. The two tiered counter between the living room and kitchen features a convenient double bowl stainless steel sink on the lower level while the raised tier, facing the main living space, invites informal gatherings and creates an inviting atmosphere -- perfect for entertaining guests or as an eat-in option for socializing with the chef. The kitchen has ample space for a dining table, and further back, two sliding glass doors lead to the

coveted porch that will provide the happy homeowner many many years of tranquil relaxation with a beverage or enjoying views of the beautifully landscaped surroundings. Off the kitchen, in an L-Shaped configuration, is a convenient and generously sized utility area with hookups for a full sized washer/dryer and plenty of storage space. The master bedroom is naturally bright and spacious. The walk in closet provides luxury and ample storage space. The en suite bath has a built-in counter top sink with storage underneath and open wooden shelving for towels and linen and a separate shower enclosure. 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, clubhouse, sauna, heated pool complex, lake recreation and more. Welcome to Paradise!

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

