

"HOUSE OF PALMS" #37H-PL**"House of Palms" #37H-PL****\$51,900**

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|-----------------|-------|
| Year Built | 1985 |
| Bedrooms | 4 |
| Bathrooms | 2 |
| Square Feet | 1440 |
| Furnished | No |
| School District | Davie |

'House of Palms' is a charming four-bedroom, two-bath home with ample old-world charm. Its highlight is its spacious layout, with bright and airy interiors. The house also has great curb appeal with the lovely palm trees and colourful foliage beautifully fringing the creamy exterior. Decorative shutters enhance the attractiveness of its façade while practical features such as 2-car parking (plus space for the occasional visitor) extend over a covered carport and an extra-long driveway add to its desirability. The entire house has maintenance-free ceramic tile flooring in a lovely caramel tone, lending a warm, natural touch. The spacious living-dining room has ample natural light invited through windows, while a chandelier fan helps regulate airflow within the space. The dining area is located near sliding glass doors that lead to the screened-in, raised patio. The patio presents the perfect place to relax and enjoy the enviable South Florida indoor-outdoor experience. The stylish kitchen is set in an L-shaped layout and comes with new stainless steel essential modern appliances, including a side-by-side refrigerator and a smooth top range. The stainless-steel sink and granite counters are maintenance-free features in the kitchen. Beyond the kitchen, a laundry room with a door neatly tucks away the washer and dryer units. The kitchen also has a ceiling fan for regulating airflow. The master bedroom is luxuriously large with two vertical sliding windows inviting ample natural light and framing views of the lush landscaping in the surrounding community. It has a ceiling fan and a built-in wardrobe with sliding doors. The en suite bath has 'his & her' built-in countertop basins

with storage underneath, besides a practical combined shower-tub unit. All the bedrooms in "House of Palms" enjoy their own ceiling fans. The second bathroom, shared by three bedrooms, has a combined shower-tub unit and a built-in countertop basin with storage. Besides these features, the home comes with a brand new roof that was replaced in February 2021. Finally, like all homes in this lovely lakeside community, you will enjoy central air and heat, off-street covered parking, your own outdoor storage shed (extra large in this case), gorgeous landscaping, and access to the community's extensive recreational amenities including enormous heated pool complex, gym, tennis, basketball, clubhouse, sauna, lake recreation and more.

To schedule a tour of this lovely home, contact Hilda Arias, listing agent, at (954) 871-2134. Ask for "House of Palms", #37H-PL.

