

**"Western Saddle Sanctuary" #26E-PL****\$79,999**

Year Built	2004
Bedrooms	3
Bathrooms	2
Square Feet	1152
Furnished	No
School District	Davie

Its well-maintained, clean interiors and advantageous location not far from the community's amenities, such as the clubhouse, pool, tennis courts, and more, make "Western Saddle Sanctuary" a desirable home. This home has a brand new roof as of August 2024! Easy to insure and finance! The three-bedroom, two-bath house has additional premium features, including vaulted ceilings with trays, hardwood laminate flooring, and ceiling fans. The one-year-old A/C is another upgrade that makes this low-maintenance home more attractive. From the curb, the house looks charming, with beautiful decorative shutters and a well-maintained front yard with mature palms and shrubs. The covered carport at the side comfortably accommodates two cars. The open-plan social space is set in an L-shaped layout and has gorgeous hardwood laminate flooring throughout the area. The spacious living room has ample natural light invited through two wide mini-blind-treated windows and glass inserts in the main door. A ceiling fan helps regulate airflow in the area. The dining space links the kitchen and the living room. The spacious eat-in kitchen has all-white cabinetry with matching appliances, including a smooth top range, besides a stainless-steel side-by-side refrigerator. The recess beyond the kitchen has space for the washer/dryer units included in the price. The expansive primary bedroom is bright and airy, with three mini-blind-treated windows inviting natural light, while a ceiling fan helps regulate the airflow in the room. A large closet is another

attractive feature in the primary bedroom. The ensuite master bath has 'his and hers' sinks and a separate tub and shower. Arched mirrors with vanity lights over the 'his and hers' basins add a touch of luxury to the bath. One of the smaller bedrooms has carpeted flooring, while the other has hardwood laminate. The house also has a screened-in room, offering the perfect place to enjoy the lovely views of the lush tropical landscaping in the surrounding community. 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, professional landscaping and sprinkler system, and access to the community's extensive recreational amenities including enormous heated pool complex, new fitness center overlooking the pool and lake, tennis, basketball, clubhouse, sauna, relaxation room, lake recreation and more.

To schedule a tour of this lovely home, contact Ralph Caruso, listing agent, at (954) 417-8936. Ask for Western Saddle Sanctuary, #26E-PL.

