

**"PELICAN'S PERCH" #17C-PL****"Pelican's Perch" #17C-PL****\$99,900**

Year Built	2012
Bedrooms	3
Bathrooms	2
Square Feet	1152
Furnished	Optional
School District	Davie

"Pelican's Perch" is truly an enchanting home. This beautiful, energy-efficient, state-of-the-art residence was custom-built in 2012 in a high-quality, climate-controlled environment, professionally sited in a desirable recreational area within steps of the tennis courts, pool club, and other community amenities. The home has been meticulously decorated in an uplifting tropical style by a seller with clear design talents. (And all furniture is available as an add-on option for a truly turn-key move-right-in purchase!) Families and snowbirds alike will adore the breezy, open floorplan where no space is wasted on needless hallways, and the bedrooms are thoughtfully split for added privacy. Cooking is a delight for the chef with an open, eat-in kitchen that comfortably seats four. The informal snack bar, which is both modern and inviting, encourages togetherness and interaction during meal prep. Matching white appliances, including a side-by-side refrigerator with door-through ice, dishwasher, smooth top range with built-in microwave above, add to the kitchen's charm and functionality. Professional decorator touches include gorgeous honey-colored hardwood laminate flooring throughout, complemented by beautiful crown and baseboard molding and charming wainscoting in the kitchen. Lovely details like the sleek mini and Levolor blinds on windows, stylish track lighting, and carefully chosen colors further enhance the stylish ambiance of this home. A Nest thermostat system offers modern convenience, allowing you to effortlessly control your home's climate for comfort and energy efficiency. A utility room off the kitchen includes a full sized washer/dryer included in the price of this

home. Outside, this home shines with easy-to-care-for vinyl siding in a lovely pale yellow, accented by tropical landscaping that includes flowering hedges and palm trees, all maintained by a professional sprinkler system. The covered half porch, complete with a large ceiling fan, is perfect for relaxing with neighbors or enjoying the serene surroundings. It has ample space to fit a sizable table and chairs adding the option to dine al fresco and enjoy South Florida's enviable tropical weather over dinner. Additional conveniences include off-street covered parking and an oversized 9x9 shed, ensuring ample storage and practicality. And, like all homes in this vibrant lakeside community, you'll enjoy access to resort-like amenities, including fitness facilities, tennis, basketball, a clubhouse, sauna, a heated pool complex, lake recreation, and more.

To schedule a tour of this lovely home, call (954) 417-8749 seven days a week from 10am - 5pm, or send a message through the website contact form. Welcome to Paradise!

