

**"MORNING SUNSHINE" #10J-INV****"Morning Sunshine" #10J-INV****\$109,900**

Year Built	1999
Bedrooms	3
Bathrooms	2
Square Feet	1344
Furnished	Optional
School District	Davie

This bright, open, cheerful house is sure to put a smile on your face and a spring in your step. It has been completely remodeled head to toe by a supremely talented and in-demand high end team of artists and artisans. This home features beautiful yet practical hardwood laminate flooring throughout. The living room is an oasis of high design with its beautiful furnishings thoughtfully custom curated especially for the space (available as an add-on option for +\$10K). The large L-Shaped vegan leather sofa, multiple tables and arm chair illustrate the generous size of the living room. A designer ceiling fan has been installed overhead. Seating options in this home are multiple and include the dining area adjacent to the galley kitchen, the eat-in breakfast room located just inside the porch, and of course a table and chairs can be added to the screened in porch for meals al fresco. The master bedroom suite is a relaxing spa-like retreat featuring ample light and charming French doors leading to a private bath with ceramic tiles, a large roman soaking tub and a separate 48" shower. So many charming details add to this home's appeal - perhaps the most significant of which are found in the ample and welcoming kitchen featuring new quartz counters, ceramic tile backsplash, new stainless steel and black appliances and abundant storage. On nice days (which are just about every day in South Florida!) you might want to continue right past the morning room, and enjoy your coffee outside on your lovely screened-in porch. On those rare days when the weather is less than ideal, simply switch on your state-of-the-art climate control system of central a/c (new in 2016) and set

to your ideal temperature. The roof was also redone in 2018! Finally, like all homes in this lovely lakeside community, you will enjoy off-street covered side by side parking, your own 7x7 outdoor storage shed, and access to the community's extensive recreational amenities including fitness, tennis, basketball, clubhouse, sauna, heated pool complex, library, lake recreation and more.

To schedule a tour of this lovely home call Paradise Village sales seven days a week at (954) 949-0753. RUN, don't walk. This beauty will not last.

