

**"My Porch or Yours?" #33H-PL****\$114,900**

|                 |       |
|-----------------|-------|
| Year Built      | 2011  |
| Bedrooms        | 3     |
| Bathrooms       | 2     |
| Square Feet     | 1568  |
| Furnished       | No    |
| School District | Davie |

**SOME IMAGES ARE VIRTUALLY STAGED**

"My Porch or Yours?" is a fabulous, spacious 3 Bedroom / 2 Bath home, built by Jacobsen Homes in 2011, is a true gem that has been lovingly and meticulously maintained. Situated on a desirable corner lot, this home offers added air, space, and light, making it a perfect retreat. Generously sized, this home boasts a popular open concept configuration that is ideal for modern living. Multiple dining options await you in this delightful abode. Whether you prefer the eat-in kitchen, the formal dining area, the convenient snack bar, or dining al fresco on the enormous and inviting full-length rocking chair front porch, you will find the perfect spot to enjoy your meals and entertain guests. This home offers exceptional value, with an incredible price tag considering the multitude of features offered. Built to the latest "Windzone III" hurricane standards, you can rest easy knowing it provides the utmost safety and security for you and your loved ones. Gorgeous hardwood laminate floors grace the dry areas, while vinyl flooring in a charming tiled pattern adds a practical touch to the kitchen and wet areas. Say goodbye to carpeting! The open dining area features an upgraded light fixture above the table, perfectly complementing the adjacent open kitchen. Speaking of the kitchen, it is a chef's dream, complete with a breakfast nook large enough for a kitchen table and chairs. All matching black appliances, including a refrigerator, dishwasher, smoothtop range, and built-in microwave, are included in the price. The master bedroom is a tranquil retreat with an en-suite bath that boasts his and hers sinks, a roman

soaking tub, and a separate shower. Privacy and light control are effortlessly achieved with pre-treated miniblinds adorning all the windows in the home. Step outside and you'll find mature landscaping and shrubbery that add privacy and charm to the property. The exterior of the home is equally impressive, with central air and heat, off-street covered parking, your very own outdoor storage shed, and a professional landscaping and sprinkler system. Living in this lakeside community comes with an array of exceptional amenities. Take advantage of the fitness center, tennis and basketball courts, clubhouse, sauna, heated pool complex, lake recreation, and more. You'll never be short on things to do or ways to relax.

To experience the beauty of this home firsthand, schedule a tour with Nidia Thwaites, listing agent. She can be reached at (954) 417-0343. Don't miss out on the opportunity to claim this incredible property as your own piece of Paradise!

