

**"Pelican's Landing" #71-PL****\$105,900**

Year Built	2012
Bedrooms	3
Bathrooms	2
Square Feet	1344
Furnished	No
School District	Davie

(NOTE: SOME IMAGES ARE VIRTUALLY STAGED)

'Pelican's Landing' is a charming three-bedroom two-bath bungalow with ample curb appeal and spacious interiors, which add to its desirability. The soothing lemon and white exterior, a charming half-porch and beautiful landscaping, including manicured grass and shrub borders along the walls, gives this home a magical quality, when viewed from the curb. The gorgeous wooden planks of the rocking chair front porch add a friendly feel -- a perfect place to sit and wave to neighbors, watch the world go by or enjoy the tropical landscaping in the surrounding community. From the porch, sliding glass doors lead into an open-plan living, dining and kitchen. The living room, which has hardwood laminate flooring, is separated from the kitchen and dining area by a double-tiered counter. Ample natural light is invited into the living room by two mini-blind treated windows. A chandelier fan adds a touch of sophistication to the area. The dining area and kitchen are combined into half of the open plan layout with the kitchen cabinetry wrapping along the wall in an L-shaped arrangement. Maintenance-free vinyl tiles are a convenient addition to the kitchen and dining area. With natural light invited in through three mini-blind treated windows near the dining table, the area is bright throughout the day, while a chandelier placed over the space reserved for the dining table lights up the area at night. The open-counter that acts as a partition between the kitchen and the living room has an overhang, which makes it ideal for doubling up as a bar counter while entertaining guests. The kitchen is equipped

with essential modern appliances, including a dishwasher, microwave, smooth top range and refrigerator. The master bedroom in 'Pelican's Landing' has two mini-blind treated windows that invite natural light while framing the gorgeous greenery outdoors. The spacious en suite bath has a built-in counter top basin with a storage cabinet underneath. It has a glass shower enclosure as well as a full-size tub. 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 fitness, tennis, basketball, clubhouse, sauna, heated pool complex, lake recreation and more. Welcome to Paradise!

**\*\*To schedule a tour of this beautiful home, contact Nidia Thwaites, listing agent at (954) 417-0343 \*\***

