

"TRANQUIL COVE COTTAGE" #3/8-PL



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\$72,900

Year Built	2003
Bedrooms	3
Bathrooms	2
Square Feet	1680
Furnished	No
School District	Davie

Location, Location, Location! This home is sited in what is typically the most expensive neighborhood in Rexmere Village -- ideally located just steps from the lake and resort like Wharf Club amenities. From the curb, this home looks spacious and sophisticated with its beige and white exteriors, vaulted roof and complemented by nice landscaping, including a manicured lawn, mature trees and shrub borders. The decorative wooden shutters add to the elegance of the façade. Inside, the large open-plan living, dining and kitchen is airy and bright with ample natural light invited in through lovely etched glass windows with wooden mini-blinds. The living room has premium hardwood laminate flooring, whereas the dining area and kitchen have upscale ceramic tiles. The large L-shaped kitchen has a warm ambiance, thanks to its striking oak cabinets. It comes with the two refrigerators and has ample storage and counter space. The kitchen sink is located facing a window, offering pleasant views of the surrounding greenery. The master bedroom in 'Tranquil Cove Cottage' is spacious and airy and comes with a large walk-in wardrobe. The en suite bathroom is luxurious with an enormous window, separate 'his & hers' sinks and a roman soaking bath. The lucky buyer of "Tranquil Cove Cottage" will get an ideal family home in a fantastic location in beautiful, sunny Florida. Note that home will need a new roof in order to be insured. (Because of this, this home is a cash only purchase and buyer will need to buy the community insurance waiver (\$+5K). Also A/C is older. However recent inspection found no other issues. Seller will share inspection with prospective buyers. Once roof is

replaced, buyer can obtain financing if desired and insurance. 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 Nidia Thwaites, listing agent, at (954) 417-0343. Ask for "Tranquil Cove Cottage", 3/8-PL.

