

"FAIRVIEW COTTAGE" #56/12-PL



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\$79,500

Year Built	2006
Bedrooms	2
Bathrooms	2
Square Feet	1248
Furnished	No
School District	Davie

‘Fairview Cottage’ is a beautiful home located on the canal in Rexmere Village. The lovely views of the water and lush tropical surroundings add to the supreme desirability of this gorgeous home. From the curb, this two-bedroom two-bath home looks picture perfect with its covered carport and charming screened-in patio. The beautiful landscaping around the house, including a manicured lawn, mature palms and shrub borders add to its beauty. The bucolic screened-in patio, with an artistic colorful stamped concrete floor, overlooks the canal - an ideal place to sit and enjoy the serenity of happy ducks floating past. The patio leads into the large living space with multiple seating areas. The area is naturally bright with ample sunlight invited in through mini-blind treated windows. It has a chandelier fan that adds charm to the space while providing pleasant air circulation and added controlled light. The open-plan living and dining areas have soft plush carpet, while the kitchen has maintenance-free tiles . The all-white kitchen has ample cabinetry for storage and comes with like-new essential appliances, including a dishwasher, microwave, side-by-side refrigerator and stove/oven. Views of the canal from the kitchen sink are beautiful; the family will fight to do the dishes! The kitchen is "open concept" with a separate island counter with an overhang facing the living room – ideal for doubling up as a bar counter when entertaining guests. The dining area is set next to the kitchen and has a beautiful lampshade hanging over the dining table area. The master bedroom in ‘Fairview Cottage’ is airy and bright with ample natural light invited in through two large windows. The carpeted

flooring adds a cozy feel to the space while the ceiling fan adds pleasant air circulation for a soothing night's sleep. The en suite bath is modern with a built-in countertop basin and a shower enclosure with sliding glass doors. Besides this, the home has some recently upgraded features, including an alarm system, Wi-Fi thermostat and a new water heater. 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 Mauro Pupillo, listing agent, at (954) 417-8038. Ask for "Fairview Cottage", 56/12-PL.

