

**"SAFFRON COTTAGE - PARKSIDE!" #29/5-PL****"Saffron Cottage - Parkside!"  
#29/5-PL****\$69,900**

Year Built	2006
Bedrooms	4
Bathrooms	2
Square Feet	1568
Furnished	Yes
School District	Davie

Location, location, location! 'Saffron Cottage Parkside' is a wonderful newer model four bedroom (or 3+ Den) home which backs up to a large park located on the lake. Homes in this neighborhood have recently sold for over \$100,000 making "Saffron Cottage" a veritable bargain! From the curb, the home is as pretty as a picture with its beige and white exterior walls, decorative shutters and a large covered carport. Lush landscaping, including mature palms and flowering shrub borders along the exterior walls add to its charm. The home follows an open plan design in its living, dining and kitchen space with thoughtful partitions helping to maintain privacy without cutting out the natural light and airiness of the large space. The living and dining section has upgraded hardwood laminate flooring and an elegant chandelier fan that adds old-world charm. The entranceway to the kitchen has two narrow partition walls at either side that partially hide away the kitchen from direct views from the living area – a convenient feature while entertaining guests. The kitchen is bright and airy with ample natural light invited in through a mini-blind treated window in front of the sink. It has a separate laundry area tucked away in a recess at the far corner, while another door near the entranceway leads to a box-room, which can double up as a closed pantry – perfect for additional storage. Maintenance-free vinyl flooring is another convenient feature of the kitchen. White kitchen cabinets provide ample storage. The kitchen also comes with essential modern appliances, including a microwave oven, a side-by-side refrigerator with door-through ice, smooth-top range, and dishwasher.

Additionally, the laundry area has a clothes washer and separate clothes dryer included in the price -- only three years old! The master bedroom is spacious with two mini-blind treated windows inviting in natural light and presenting views of the lush landscaping outdoors. The ensuite bath is large with a full-size tub and a long built-in counter top sink with separate 'his & hers' basins and storage cabinets underneath. The panelled vertical sliding window near the tub invites in natural light into the bath, adding a refreshing feel. And, like all homes in this lovely lakeside community, you will enjoy central air and heat, off-street covered parking, your own outdoor storage shed, shingle roof, lovely landscaping with professional sprinkler system, and access to the community's extensive recreational amenities including fitness, tennis, basketball, clubhouse, sauna, heated pool complex, relaxation room, lake recreation and more.

Contact Nidia Thwaites, listing Agent at (954) 417-0343, to see this home. Hurry as it will surely not last!

