

"COFFEE MERINGUE COTTAGE" #2/19-PL**"Coffee Meringue Cottage" #2/19-PL****\$88,500**

Year Built	2014
Bedrooms	3
Bathrooms	2
Square Feet	1568
Furnished	Yes
School District	Davie

'Coffee Meringue Cottage' is a lovely three-bedroom two-bath home with sophisticated exteriors and spacious interiors that make it ideal for enjoying the tropical weather in sunny South Florida. From the curb, this home looks picture postcard perfect with its beige and white walls and lush landscaping, including a mature palm tree and shrub borders. A small flight of stairs leads to a charming half front porch, enhancing the home's exterior image. Inside, the home has an open plan design with a spacious living, dining and kitchen. The living area has wall to wall carpeting, while the dining space and kitchen have maintenance-free vinyl tiles. Visual separation is created not only by the flooring, but also by the wall paint - the living area walls feature light grey decorator paint, while the dining and kitchen have a darker charcoal grey that adds a distinguished flair to the room. Mini-blind treated windows in each area invite ample natural light into the room, keeping it bright and airy. Sliding glass doors lead from the dining area to the porch. The open kitchen has white cabinetry that provides ample storage and comes with matching white essential modern appliances, including a smooth top range, microwave, dishwasher and refrigerator. The kitchen is separated from the living area by an open counter top with an overhang, making it perfect for use as a snack counter or bar with stools for entertaining guests. Located off the kitchen is a laundry utility room with a washer, dryer and clothes racks. The master bedroom in 'Coffee Meringue Cottage' is spacious with a cozy feel added by wall-to-wall carpeting. Two mini-blind treated windows invite natural light into the bedroom, while

perfectly framing the view of the lush landscaping outdoors. The bedroom has a walk-in closet and comes with an en suite bath with separate 'his & hers' sinks and a shower enclosure with sliding glass doors. 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, putting green, clubhouse, sauna, relaxation room, heated over sized swimming pool complex, lake recreation and more.

****To schedule a tour of this lovely home, contact Dee Myers, listing agent, at (954) 858-5770****

