

## "VILLA SUNNYBANK" #6/12-PL



**"Villa Sunnybank" #6/12-PL**

**\$185,000**

Year Built	2006
Bedrooms	3
Bathrooms	2
Square Feet	1700
Furnished	No
School District	Davie

"Villa Sunnybank" is a blissful state of extreme beauty, delight and happiness. You can find all three living in this canal-front cabana. Arrive home to a luscious landscaped yard, surrounded by mature, shady palm trees. Enjoy the warmth of the Florida sun on your rare, dual front and backyard porches. Envision rocking away your mornings on your front porch while sipping a cup of coffee. Then, as the sun sets, escape to your own tropical oasis, while kicking off your flip flops and relaxing in your custom paver patio backyard -- perfect for grilling out and enjoying breeze off the water. The amenities you find throughout this breathtaking home are too many to mention. Immaculate wood laminate flooring gives this home a luxurious atmosphere. Large windows throughout allow the sunshine to create a bright and inviting atmosphere. Little details make this one a one-of-a-kind find: custom cabinets and granite countertops adorn the spacious kitchen. An island allows the gourmet chef in you to have the extra space you need to create tasty meals for family and friends. All appliances, including a smooth-top range, double-sided refrigerator, microwave and dishwasher are included. The open floor plan leads from a spacious living area into the bright dining room. Modern lighting and a beautiful chandelier make this a perfect place for entertaining. The three bedrooms are all sizable with decorator ceiling fans, marble windowsills and ample closet space. The master bedroom suite has a newly added french door access to the back patio -- perfect for families with a furry family member! The master bath features beautiful granite his and her sinks. A tiled shower and bath are identical to

what you would find in designer homes. A full sized washer and dryer (included in the price!) adds to the easy-living atmosphere. 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 new fitness center, tennis, basketball, clubhouse, sauna, relaxation room, heated pool complex, lake recreation and more. This is a true Florida getaway: water, sun and fun, all included.

To schedule a tour of this lovely home, contact Nidia Thwaites, listing agent, at (954) 417-0343. Ask for "Villa Sunnybannk", #6/12-PL.

