

## "CANARD COTTAGE" #27/24-PL



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**\$125,000**

Year Built	2006
Bedrooms	3
Bathrooms	2
Square Feet	1568
Furnished	Yes
School District	Davie

"Canard Cottage" is a lovely, cared-for bungalow set upon a private and tranquil canal in Rexmere Village. The exterior exudes charm with its french paned windows, neat white decorative shutters, and rocking chair front porch with durable plank decking. Beautiful hedges, neatly manicured lawns and tropical greenery adorn this darling home. Step inside and be immediately wowed by a large, beautiful open room with soaring ceilings, high end plaster drywall, marble windowsills, decorator painted walls, lovely crown and baseboard molding and a drop ceiling fan light fixture. Just past the living area is an enormous kitchen that would delight any chef. The room affords space for a large table with comfortable seating for six. Gorgeous ceramic tile floors, countertop trim, and backsplash combine with high end stainless steel appliances to exude a sense of sophistication and luxury. The side by side refrigerator has a door through water and ice dispenser, and the smooth top range pairs beautifully with a stylish stainless steel hood and double bowled stainless steel sink. Pretty white cabinetry feels beachy, while providing ample storage. You will love the custom built-in microwave and high end recessed lighting both of which contribute to this home's long list of luxurious detailing. Doing laundry can be a pleasant experience thanks to the utility room's pretty plaster walls accented with beautiful decorator paint in a cheerful shade of sunshine, built in shelving, ceramic tile floors and a full sized washer dryer (included in the price of this home!). This home boasts three pretty and spacious bedrooms that will delight any guest. The master suite is a veritable oasis with hardwood

laminated flooring, ceiling fan, an en suite bath fit for a king, and charming french doors leading to an enormous private screened in patio overlooking the canal. This bonus room is the perfect place to maximize Florida's enviable weather. Enjoy dinners al fresco, a good book en plein air, or a game of cards with friends. Sun lovers in the family will not be disappointed, as an additional outdoor sunning deck has been created on this oversized lot to take advantage of the home's private siting and lovely canal views. This is the perfect place to enjoy an afternoon nap, sure to come thanks to the soothing sounds of the babbling brook -- home to happy ducks and the occasional turtle. This home must be seen to be fully appreciated. Finally, like all homes in this lovely lakeside community, you will enjoy central air and heat, off-street covered parking (widened and insulated in this home!), your own outdoor storage shed, professional landscaping and sprinkler system (with irrigation water provided by the community with no impact on your water bill!), 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. The sellers of "Canard Cottage" are including ALL furnishings including 2 TVs, linens, two bikes, a BBQ grill and more! This is a turnkey purchase for immediate enjoyment!

To schedule a tour of this lovely home, contact Lyne Lemire, listing agent, at (954) 871-2124. Ask for "Canard Cottage", #27/24-PL

