

## "HERON'S HAMLET" #6/7-PL



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**\$30,000**

Year Built	1996
Bedrooms	3
Bathrooms	2
Square Feet	1152
Furnished	No
School District	Davie

'Heron's Hamlet' is a three-bedroom, two-bath cottage with numerous desirable features. Its location on a corner lot, across the street from the Wharf Club, the pool complex and the lake promenade present quick and easy access to the community's ample recreational amenities. From the curb, this home charms with its bright white walls and green decorative shutters. The screened-in room off the driveway and lush landscaping, including mature palms and shrub borders, conjure a Floridian lifestyle. Inside, this house has an open-plan living, dining and kitchen area set in an L-shaped layout. The living room has plush carpeting, while the dining area and kitchen have maintenance-free herringbone vinyl flooring. The living room is spacious and bright with ample natural light invited in through two windows. It has a ceiling fan for controlling the air circulation indoors. The dining area has a lovely lampshade hanging over the space reserved for the table. The kitchen has all-white cabinetry that provides ample storage and comes with essential modern appliances including a refrigerator, dishwasher and stove/oven. The stainless-steel double bowl sink with window above is a convenient feature in the kitchen. A cleverly designed open counter links the kitchen to the dining room. This counter can serve as a snack bar or double as a laptop station. Near the kitchen, there's a separate utility room with a full-sized washer and dryer. The master bedroom in 'Heron's Hamlet' has lovely carpeted flooring that adds a cozy touch. It has ample natural light invited in through two windows on adjacent walls and a ceiling fan for ventilation. The en suite bath has modern

features, including a built-in countertop sink with storage underneath and a shower area. The large gardening shed is another desirable feature of this home. Finally, like all homes in this lovely lakeside community, you will enjoy central air and heat, off-street covered parking, the aforementioned outdoor storage shed, lovely landscaping and sprinkler system, and access to the community's extensive recreational amenities including an 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 Nidia Thwaites, listing agent, at (954) 417-0343. Ask for "Heron's Hamlet", #6/7-PL

