

"CHOCOLATE CUPCAKE" #4/13-PL**"Chocolate Cupcake" #4/13-PL****\$79,900**

Year Built	2013
Bedrooms	3
Bathrooms	2
Square Feet	1568
Furnished	No
School District	Davie

'Chocolate Cupcake' is a lovely three-bedroom two-bath home that lives up to its name with a warm, rich and comforting ambiance. The home has a spacious open floor plan combining living, dining and kitchen areas in one open airy space. The living and dining rooms presently have brown wall to wall carpeting and the kitchen has vinyl tile flooring. (Many homeowners easily upgrade these to hardwood laminate and ceramic tile if desired.) The living area has two windows, which invite in natural light and add a cozy touch. The dining area, just beyond, is ample enough for a family dining table. Lovely brown cabinetry in the kitchen provides ample storage, while light brown counter tops offer ample work space. The kitchen comes with NEW stainless steel appliances including a dishwasher, side-by-side refrigerator with door-through ice and smoothtop stove/oven. The double bowl sink is another convenient feature, while ceiling track lights add a designer touch, and a window above the sink presents views of the pretty outdoor greenery. A morning room located just off the kitchen is spacious enough for a table for six and well-lit with windows on adjacent walls framing the tropical landscaping outdoors. This home comes with the optional half porch extension already included just off the morning room. The master bedroom in 'Chocolate Cupcake' has an air of luxury with ample space and separate 'his' and 'hers' walk-in wardrobes. Two large windows with mini-blind treatment offer privacy, while simultaneously presenting lovely exterior views. The master bedroom has an en suite bath, which offers separate 'his' and 'hers' counter top basins with storage underneath, and a

large glass shower stall. A vertical sliding window brings in natural light that brightens up the bathroom. This home also comes prefitted with custom hurricane shutters for added peace of mind. Finally, like all homes in this desirable lakeside community you will appreciate off-street covered parking, central air and heat, your own outdoor storage shed, and access to the community's extensive recreational amenities including fitness, tennis, basketball, shuffleboard, putting green, clubhouse, sauna, heated Olympic sized pool complex, lake recreation and more.

To schedule a tour of this lovely home, contact Dee Myers, listing agent, at (954) 858-5770. Ask for "Chocolate Cupcake", 4/13-PL.

