

"VILLA PINA COLADA" #7/3-INV

**"Villa Pina Colada" #7/3-INV****\$76,900**

Year Built	2015
Bedrooms	3
Bathrooms	2
Square Feet	1624
Furnished	Optional
School District	Davie

'Villa Pina Colada' is a gorgeous three-bedroom, two-bath home that celebrates tropical living in South Florida. Set amidst mature trees in a peaceful, quiet culdesac not far from the clubhouse and community amenities, the home is a veritable oasis. The home is like new, freshly painted and built to the highest hurricane standards in the US. It has a cool, refreshing feel with the pale yellow exterior coloring and tropical pastels indoors. The full rocking chair front porch adds to its curb appeal while a small side patio presents a perfect place to relax and enjoy the beautiful surrounding community. Indoors, the home has an open-plan design with a spacious L-shaped living, dining and kitchen. The living space, which has lovely hardwood laminate flooring, is next to the dining space. The kitchen is tucked away in the far corner, making it only partially visible from the living space – a convenient feature during formal entertaining. The dining area and kitchen have maintenance-free flooring tiles. The living area is well-lit with ample natural light invited in through two mini-blind treated windows. A chandelier fan adds a touch of elegance to the living space. The spacious kitchen has wood toned cabinetry that provides ample storage. It comes with essential modern appliances, including a dish washer, stove/oven and refrigerator. It has abundant work space, including an open counter that separates it from the dining area. This counter top has an overhang, which makes it suitable for using as a bar counter while entertaining guests or an eat-in option for casual family meals. The master bedroom in 'Villa Pina Colada' is large and airy with two sliding glass windows with

mini-blind treatment inviting in ample natural light and adding to the sense of spaciousness. The en suite bath carries through the theme of luxury with a long built-in countertop with 'his & hers' basins and storage underneath. It comes with modern fittings, including a sliding glass shower enclosure. Ample natural light coming in through the wide mini-blind treated window adds an airy feel to the bath. 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, lovely professional landscaping with automatic (lake-fed) sprinkler system, and access to the community's extensive recreational amenities including state of the art fitness center overlooking the pool and lake, tennis, basketball, clubhouse, sauna, relaxation room, heated pool complex, Wifi park, library, lake recreation and more!

Note: Prices and home features are subject to change without notice.

