

"TOASTED MARSHMALLOW MANOR" #17/3-PL



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\$69,900

Year Built	1990
Bedrooms	3
Bathrooms	2
Square Feet	1568
Furnished	No
School District	Davie

'Toasted Marshmallow Manor' is a lovely three-bedroom two-bathroom home with a classic white exterior. The house is surrounded by lush foliage including FIVE fruit trees, shrubbery and a huge palm . A covered carport with space for two-car parking leads to a charming screened porch on the side of the house. A small graveled patch near the front lawn marks space for an outdoor bench, the perfect spot to sit outdoors and relax. Steps from the front yard lead to the front door. The kitchen is elegant with a chandelier fan to regulate airflow and comes equipped with brand new essential appliances in a stainless-steel finish, including a side-by-side refrigerator, smooth top range, built in microwave and dishwasher. Ample storage cabinets and counter space, as well as beautiful ceramic floor tile, make the kitchen as functional as it is attractive. The kitchen connects to the spacious open dining and living area with warm wooden flooring. A gorgeous mosaic chandelier provides a focal point above the dining table, while a chandelier fan above the living area regulates the airflow in the spacious room. The living area boasts fireplace on its far wall, flanked by two mini-blind treated windows. It does get used as even tropical south florida has its chilly days! Built-in storage cabinets in the dining area serve as the perfect place to store cutlery and china. The house's spacious master bedroom boasts a luxurious en suite bathroom with his and hers sinks as well as separate bath and shower areas. The second bathroom has a practical shower/tub unit. The entire house uses ceramic tiles for the flooring, but the tiles in the social spaces and the bedrooms have a wood finish, which adds warmth to the

ambiance. Besides these premium features, Toasted Marshmallow Manor has upgraded tile skirting, impact windows, a Titan water heater, knockdown/plaster walls and vaulted ceilings, which add to its desirability. 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 enormous heated pool complex, beautiful state-of-the-art 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 "Toasted Marshmallow Manor", #17/3-PL.

