

"SEA DOG COTTAGE" #13/12-PL

**"Sea Dog Cottage" #13/12-PL****\$119,900**

Year Built	1981
Bedrooms	2+ Den
Bathrooms	2
Square Feet	1344
Furnished	No
School District	Davie

With its dreamy location overlooking the Peaceful Ridge Trail park / nature reserve, SEA DOG COTTAGE will not fail to charm. This spacious home has two bedrooms and a third room that can serve as an office/den that can easily accommodate overnight guests (currently being used as a 3rd bedroom). The house sits pretty amid lush landscaping, but it's the fantastic view from the fenced-in backyard that is its highlight. The Peaceful Ridge Trail running behind the home presents a panoramic view from where one can watch equestrians riding by on horses. It's also an excellent place for walking dogs. The interiors follow an open-plan layout in the social spaces. The entire area is covered with new hardwood laminate flooring. The living room has three large windows with new stylish modern blind treatment that invite natural light during the day, giving the room a cozy feel, while a chandelier fan helps to provide illumination after dark, besides helping to regulate the air-flow within the area. The L-shaped layout of the kitchen leaves ample space in the center for placing a dining table. The all-white theme in the newly remodeled kitchen keeps the room bright and airy. The kitchen comes with new essential modern appliances, including a french door refrigerator with bottom freezer, a new glass top stove/oven range and built in microwave/vent. A window above the sink offers the chef with gorgeous views when washing up. Beyond the kitchen, paneled glass doors lead to the screened-in side porch. Both the bedrooms have beautiful hardwood laminate flooring carried through from the public areas of the house, bringing a modern and stylish vibe to the rooms and a

polished "decorator-look" to the entire home. They also have ceiling fans to regulate the airflow. The master bedroom has a walk-in closet as well as an en suite bath which has been entirely renovated into a spa-like oasis. Although SEA DOG COTTAGE is technically an older house, it has undergone major updates, including a 7-year old roof and brand new A/C (2023). The bonus is a huge shed that can be used as a workshop and/or exercise room. 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, 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 call Nidia at (954) 417-0343. Ask for SEA DOG COTTAGE, #13/12-PL.

