

## "PARROT'S ROOST" #39/13-PL

**"Parrot's Roost" #39/13-PL****\$139,900**

Year Built	2019
Bedrooms	4
Bathrooms	2
Square Feet	1568
Furnished	Optional
School District	Davie

**\*\*FURNISHED IMAGES ARE VIRTUALLY STAGED\*\***

With its spacious interiors surrounded by lush greenery reminiscent of a tropical paradise, 'Parrot's Roost' looks immaculate when seen from the curb. The young palms and manicured grass out front give it a picture-perfect look. The carport at the side has ample space for two-car parking, beyond which lies a spacious screened-in patio that is perfect for experiencing the indoor-outdoor lifestyle for which South Florida is famous. Additionally, the four-bedroom, two-bath house has a cute screened in half porch in front, with its elevation presenting the perfect spot for taking in views of the gorgeous landscaping in the surrounding community. Inside, the home has an L-shaped, open-plan layout in its integrated social spaces. The living room and kitchen are at either end with the dining section connecting the two areas. The entire area is covered in luxurious heavy gauge plank flooring in a light-toned natural wood finish that gives the home an airy natural beach vibe. The living room is amply bright, thanks to two extra-wide windows with mini-blind treatment to provide privacy. A chandelier fan helps to regulate the airflow in the space. The white kitchen is spacious with ample storage. The a curved, open counter visually separates it from the open concept dining/living areas. Essential modern stainless steel appliances, including a stove/oven, microwave, dishwasher and side-by-side refrigerator with door thru ice make the kitchen aesthetically appealing and functional in equal measure. The plank flooring carries through to the bedrooms, presenting a cohesive look.

The master bedroom has a ceiling fan as well as two windows that invite ample natural light into the room. The en suite bath comes with luxurious elements, including 'his & hers' built-in countertop sinks with storage underneath. 'Parrot's Roost' also has a large fenced-in yard that adds to its desirability. Washer and dryer are included in the price of the home. 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, contact Nidia Thwaites, listing agents, at (954) 417-0343.

