

**"CALM WATERS COTTAGE" #5/12-PL****"Calm Waters Cottage" #5/12-PL****\$114,900**

Year Built	2016
Bedrooms	4
Bathrooms	2
Square Feet	1736
Furnished	No
School District	Davie

'Calm Waters Cottage' gets its name from its beautiful location on the Peaceful Ridge Trail canal abutting the community. Besides a charming front porch, this four-bedroom two-bath home has a screened-in back porch overlooking the fenced back yard bordering the gentle babbling waters of the canal. The home has ample curb appeal with its beige and white exterior fringed by lush landscaping, including mature palms and flowering shrubs. The covered carport at the side has space for 2-cars plus a visitor. The open-plan layout of the house has the living, dining and kitchen sharing space. The living room has gorgeous hardwood laminate flooring, whereas the kitchen and dining area have vinyl tiles for easy maintenance. A chandelier-fan regulates the airflow in the living room, and mini-blind treated windows invite ample natural light into the room. The kitchen has an L-shaped layout with lovely wood-toned cabinets that provide ample storage, while backsplash tiles add another maintenance-free feature. Moreover, it has an island in the center with a double-bowl stainless-steel sink and an overhang on the side facing the living room, making it perfect for doubling as a bar when entertaining. The kitchen comes with sleek black essential modern appliances, including a microwave, dishwasher, refrigerator and stove/oven. The home price also includes a full sized washer and dryer located in the laundry area off of the kitchen. All bedrooms feature hardwood laminate flooring and mini-blind treated windows that beautifully frame views of the gorgeous greenery in the surroundings. The master bath is luxurious with a Roman bath, shower enclosure with

sliding glass doors and 'his & her' built-in countertop basins with storage underneath and a bidet commode. The second bath has a practical combined shower-tub unit and a bidet commode as well. 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 agent, at (954) 417-0343. Ask for "Calm Waters Cottage", #5/12-PL.

