

"SMILING WATERS COTTAGE" #8/5-PL



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\$209,900

Year Built	2015
Bedrooms	2
Bathrooms	2
Square Feet	1764
Furnished	No
School District	Davie

FURNITURE SEPARATELY NEGOTIABLE

Smiling Waters Cottage is a spectacular "Luxury Series" lakefront home. It's location is ideal -- within a short walk to the "Wharf Club" with its many lovely homeowner amenities, and on a lovely section of the lake. No expense was spared to create this fabulous home when it was built in 2015. The upgrades are too many to mention and simply must be seen to be appreciated. The highlight, of course, is the huge full length screened in porch with wide plank decking and location affording stunning views of the lake. The porch is ample and comfortably fits a table for six along with additional lounge seating. There are two sets of sliding doors (with impact glass), privacy screening and two stylish designer ceiling fans overhead to ensure pleasant sit outs. Concrete steps and faux stone skirting both add to the beauty of this home. Inside you will love the large white cool ceramic tiles, the raised dormer / tray ceiling in the living room which invites in beautiful sunlight, the crisp white plaster walls with rounded corners, and the high end lighting including designer fixtures coupled with recessed lighting. The black and white open kitchen exudes high end with its black quartz counters, matching stainless steel appliances (including side by side refrigerator with door through ice, smooth top range and hood vent, dishwasher and built in microwave). The master bedroom in "Smiling Waters Cottage" is an uplifting and airy sanctuary featuring ceramic tile flooring, a decorator ceiling fan / light fixture, crown molding and french doors leading to the enormous en suite bath featuring his and hers

sinks, a huge tiled shower with built in seating, rounded corner walls, crown molding and ample storage. The spare bedroom in Smiling Waters Cottage is ample and features high end walls, designer ceiling fan/light fixture, beautiful high end blinds and crown molding. The laundry room in Smiling Waters cottage is beautifully thought out and contains a folding area and hanging bars for drying delicates. 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.

This home is truly special. To schedule a tour, call Nidia Thwaites, listing agent, at (954) 417-0343. Ask for "Smiling Waters Cottage", #8/5-PL.

