REXMERE VILLAGE

"PEACEFUL PERCH" #72/1-PL



"Peaceful Perch" #72/1-PL $114,900

Year Built	2005
Bedrooms	4
Bathrooms	2
Square Feet	1344
Furnished	No
School District	Davie

Set in an idyllic location across from a community park on the lake, ‘Peaceful Perch’ is a desirable four-bedroom, two-bath house with lovely views. Add to this a fenceable back yard and many recent upgrades including a new roof, newer air conditioner (2 years) newer water heater (2 years) and washer/dryer, and the home is sure to sell out quickly. The house is the picture of cozy comfort from the curb surrounded by lush landscaping including a perfectly manicured lawn and mature palms. The driveway leads to the carport, the screened-in and tiled patio, and a convenient storage shed at the back. The house has an L-shaped open-plan layout in the common spaces. The living area has hardwood laminate flooring, whereas the dining area and kitchen have maintenance-free ceramic tiles. All the rooms have ample natural light invited through mini-blind treated windows. The chandelier fan in the living room helps regulate airflow. A pretty lampshade hangs over the space reserved for the table in the dining area. The all-white kitchen is modern with essential modern appliances including a side-by-side refrigerator with door-thru ice, a smooth top range and dishwasher. An island counter with a built-in sink and an overhang on two sides can double as a bar when entertaining or as a breakfast/snack counter for casual family meals. A small recess holds the laundry area, complete with a washer and dryer included in the price of the home. All three bedrooms in ‘Peaceful Perch’ have hardwood laminate flooring that add a sophisticated and cozy touch. The master bedroom has a spacious en-suite bath with a built-in countertop basin and a Roman tub with a

window that invites natural light into the room. The second bath has a practical shower-tub combo unit and a built-in countertop basin with a storage cabinet underneath. 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 Adriana Rosales, listing agent, at (954) 399-7264. Ask for "Peaceful Perch", #72/1-PL.






