

**"SPARKLING WATER HIDEAWAY" #18/9-PL**

**"Sparkling Water Hideaway" #18/9-PL**      \$198,900

Year Built	2004
Bedrooms	3
Bathrooms	2
Square Feet	1344
Furnished	No
School District	Davie

'Sparkling Water Hideaway' is a stunning three-bedroom, two-bath home with lovely, calming views of Rexmere Lake. The house has many upgrades and has been well maintained. From the curb, the home charms, hidden behind mature palm trees and well-maintained lawns. The covered carport at the side offers ample space for the permitted two-car parking plus the occasional guest. Inside, the 1,344 square foot home features an open plan in the common spaces with gorgeous hardwood laminate flooring, adding a cozy feel to the living and dining areas. The spacious living area has two windows that invite natural light, while a beautiful chandelier fan—now enhanced with a new remote control for lights and fan operation—helps regulate airflow. The dining area boasts a lovely chandelier lampshade above the table space. The kitchen has practical, maintenance-free ceramic tile flooring and a bright, galley-style layout with wood-toned cabinets and sophisticated granite countertops. It is equipped with modern appliances, including a new side-by-side refrigerator with door-thru ice and a smooth top range. Beyond the kitchen lies a cheery eat-in area with stunning views of the shimmering lake. A large enclosed Florida room at the back—complete with separate living and dining sections—offers even more panoramic lake views, and opens to a beautifully paved patio and the serene, park-like greenery at the back of the home. New patio screens make the outdoor space even more inviting. All three bedrooms in 'Sparkling Water Hideaway' feature hardwood laminate flooring, ceiling fans, and windows that invite ample natural light. The spacious primary bedroom includes a

charming space-saving barn door leading into an ensuite bath with a built-in countertop, dual "his and hers" basins, and updated amenities. Both bathrooms have new showers, and a new water heater ensures comfort and efficiency. The master bedroom and living room now include new remote controls for convenient lighting and fan use. 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 "Sparkling Water Hideaway", #18/9-PL.

