

"CHÂTEAU CAMPAGNE" #1/10-PL



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\$249,900

Year Built	2004
Bedrooms	3
Bathrooms	2
Square Feet	1,792
Furnished	Yes
School District	Davie

FULLY FURNISHED PRICE! Everything about 'Chateau Campagne' reflects luxury, including its spacious interiors and high-end furniture and finishes. The French countryside-inspired house has three bedrooms, two baths, and a semi-open plan living room, dining, and kitchen. Pale yellow walls contrast with grey decorative shutters enhance curb appeal and paint an enchanting picture. Moreover, it's location on a corner lot (just a short walk to the Wharf Club and community amenities) ensures ample natural interior light. A covered carport and extra-large, attached step-down shed add to this home's appeal. The living room has the vibe of a large country home with gorgeous hardwood laminate flooring and vaulted ceilings with an elegant chandelier fan. Three windows with fanlights invite ample natural light into the living room, creating a bright and airy environment that amplifies the sense of space and maximizes the South Florida experience. A partition wall partially hides direct views of the dining room from the living area. The dining table is set near a window with mini-blind treatment, keeping the area bright. The large kitchen is set in the corner of the semi-open layout with a partition wall separating it from the living room on one side and the dining room on the other. Yet, it is not entirely closed off, with open archways and a bar counter connecting it to both the rooms. The spacious kitchen comes with all-white cabinetry and new appliances, including a side-by-side refrigerator with door-thru ice. The large, airy main bedroom has hardwood laminate flooring, a ceiling fan, two mini-blind treated windows and ample storage. The attached en suite bath is luxurious with 'his & her'

built-in countertop basins and a large shower enclosure. The other two bedrooms in the house also have ceiling fans. The second bath has a built-in countertop basin and a combined shower-bath unit with sliding glass doors. A separate laundry room and a beautiful raised, screened-in side porch are other highly desirable features of 'Chateau Campagne'. The house also has a few upgrades, including a roof change in 2012 and an AC replacement in 2018. Add to this the fact that the price includes all the furniture, and the house offers excellent value. 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 Mauro Pupillo, listing agent, at (954) 417-8038. Ask for "Chateau Campagne", #1/10-PL.

