

"SUNNY SIDE CHATEAU" #35/9-PL**"Sunny Side Chateau" #35/9-PL****\$169,900**

Year Built	2015
Bedrooms	3
Bathrooms	2
Square Feet	1568
Furnished	Yes
School District	Davie

FULLY FURNISHED PRICE (See video link for furniture)

UPDATED PHOTOS COMING SOON!

As its name suggests, "Sunny Side Chateau" is a bright and spacious three bedroom, two bath home with a easy cheerful feeling. From the curb, the home looks elegant, sitting pretty in the middle of lush landscaping, with a charming (now screened-in) half porch, covered car port and mature trees around adding to its charm. From the porch, the main door leads into a spacious open-plan living, dining and kitchen. The living area has ample natural light invited into through wide windows while the dining section has windows on adjacent walls that frame the gorgeous tropical landscape outside and invite in natural light. The kitchen has all-white cabinetry that provides ample storage. Abundant work space is provided by L-shaped counters along two walls as well as the island counter top that features an overhang on the side that faces the living area, making it ideal for a a bar counter while entertaining guests, or as a convenient casual eat-in option for the family. The kitchen comes with essential modern appliances in black, which present a striking contrast to the white cabinetry. The appliances include a dishwasher, oven/range, refrigerator and microwave. A passageway leads from the kitchen to the bedrooms. The master bedroom, which is located at the far end of the passage, is spacious. Soft and upgraded noise-reducing carpeted flooring giving it a warm ambiance. Two wide sliding

glass windows with mini-blind treatment help to maintain privacy while simultaneously framing the beautiful greenery in the surrounding area. The en suite bath carries through the cheerful theme perfectly contrasting the white shelves and cabinets. It is airy with a built-in counter top with 'his & hers' sinks and storage cabinets underneath. Broadway lighted vanity mirrors add to the luxurious feel of the bath. The seller of this home has invested in MANY upgrades over the years including upgraded surfaces, hardwood laminate flooring, ceiling fans, shutters as well as the aforementioned screened in porch! This home represents a great 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, lovely professional landscaping with automatic (lake-fed) sprinkler system, and access to the community's extensive recreational amenities including fitness, tennis, basketball, clubhouse, sauna, heated pool complex, lake recreation and more!

To schedule an in-person tour of this lovely home, call Linda Lyons, listing agent, at (954) 417-8749. In the meantime, Linda's walk through TikTok video can be found here: <https://www.tiktok.com/t/ZTRfCVhPL/>

