REXMERE VILLAGE

"VILLA VENIZIA" #32/12-PL

"Villa Venizia" #32/12-PL $125,000

Year Built	2005
Bedrooms	3
Bathrooms	2
Square Feet	1680
Furnished	No
School District	Davie

Set in a premium and coveted location on the canal, ‘Villa Venizia’ is a beautiful, spacious three-bedroom, two-bath home with several features and upgrades that make it an excellent investment. The house has newer A/C, installed in 2020 along with upgraded floors. The extra-large storage shed and spacious rooms add to its desirability, as does its charming front porch. The porch adds excellent curb appeal besides presenting the perfect place to watch the world go by while sipping a cold drink. Lush landscaping and a covered carport enhance the house’s desirability. The interiors are designed in an open concept with an integrated social space. The living room and dining area have hardwood laminate flooring, while the kitchen has practical, maintenance-free tiles. A chandelier fan helps regulate the airflow in the living room, while windows with vertical blinds invite ample natural light into the area. The dining area has a window next to the space reserved for the table. The spacious kitchen has white cabinetry and stainless-steel appliances. A laundry room set off the kitchen comes equipped with washer and dryer units (included in the price). The kitchen has an angled open countertop facing the dining room, with an overhang making it perfect for doubling as a snack counter or bar with high stools. All three bedrooms in ‘Via Venice’ have hardwood laminate flooring, lending a cozy vibe, and come with ceiling fans that help regulate the airflow. The primary bedroom has a spacious en suite bath with ‘his & hers’ built-in countertop sinks with storage cabinets underneath, a shower stall with sliding glass doors, and ample storage built into a closet in the corner of

the room. 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 Linda Lyons, listing agent, at (954) 417-8749. Ask for "Villa Venizia", #32/12-PL.