REXMERE VILLAGE

"WHAT'S UP, DOCK?" #15/13-PL



"What's up, Dock?" #15/13-PL $310,000

Year Built	2016
Bedrooms	3
Bathrooms	3
Square Feet	2000+
Furnished	No
School District	Davie

"What's Up Dock?" is among the rarest of the rare finds in the community, replete with special features that add to its desirability. It's location on the lake is premium, of course. And the house looks spectacular from the curb with its extra wide facade, a centered front porch, and a spacious carport on one side accessed from an upgraded driveway. But this multi-section home is one of the few homes in the community containing a 3rd bathroom. Additionally, some of these homes special features include multiple porches / decks, a charming private dock with electric and lighting (providing homeowner enjoyment both day and night) as well as an extra-large shed with electrical and room for a golf cart. All bathrooms feature upgraded toilets, mirrors and lights, and upgraded hardware on all cabinets and drawer. Plantation shutters on doors and windows enhance its curb appeal, as does professional landscaping and landscape lighting. A full, raised, screened-in back porch with spectacular lake views is another attractive feature of this lovely house. From the back porch, a brick walkway leads to the shed and dock. The interiors are a picture of sophistication, with gorgeous hardwood laminate flooring throughout the living spaces adding a warm and cozy vibe. The bathrooms have tile floors, while the other wet areas feature luxury vinyl tiles. The spacious living and dining have ample natural light invited through wide mini-blind treated windows along two walls. Custom wood beams on the dining room ceiling add an interesting feature that complements the barn door on the wall leading to the primary bedroom. The kitchen and all bathrooms boast beautiful quartz

counters. The spacious kitchen has wood-toned cabinets to match the hardwood flooring in the area. Custom subway tile backsplash adds a stylish and maintenance-free feature to the kitchen, while stained tongue and groove wood on the front of the kitchen island adds artistry. Besides the GE stainless-steel kitchen appliances, a wet bar with an ice maker and an outside Weber barbecue grill are included in the price. The house also has a full laundry room with extra built-in storage and a high-efficiency washer-dryer. 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 Dee Myers, listing agent, at (954) 858-5770. Ask for "What's up Dock?", #15/13-PL.

Must see to fully appreciate!

~ OPTION TO BUY FURNITURE ~ PLEASE INQUIRE






