

"VILLA LAGOMAR" #16/13-PL

**"Villa Lagomar" #16/13-PL****\$249,900**

Year Built	2009
Bedrooms	3
Bathrooms	2
Square Feet	1848
Furnished	No
School District	Davie

Its prime location with magnificent views of the whole lake makes 'Casa Lagomar' a desirable home, guaranteeing it won't be on the market too long. The three-bedroom, two-bath home also has unique architectural details, such as nine-foot vaulted ceilings and an architectural tray ceiling -- two desirable high end features. Finished knockdown/tape and textured walls are another luxurious and high end feature. The mature trees that comprise the landscaping surrounding the property and decorative shutters add a distinct charm to the home's exteriors, enhancing its curb appeal. The highlight of the beautiful and spacious house is the enclosed 'Florida Room' located at the back with sweeping views over Rexmere Lake. The interior is set in an open-plan layout in the social space, with hardwood laminate flooring enhancing the light and airy atmosphere created by the high ceiling and glazed openings throughout the house. Recessed ceiling lights and ceiling fans help regulate brightness and airflow. Sliding glass doors create a seamless connection from the living space to the enclosed sitting room at the rear, offering extra seating when entertaining. An elegant chandelier fan hangs from the tray ceiling over the living area, adding a touch of old-world charm while the space reserved for the dining table features a beautiful candelabra lamp. The island kitchen boasts sleek stainless-steel appliances, including a smooth top range and a side-by-side refrigerator with door-through ice, contrasted by the warm wood tones of the cabinetry. Overhangs at the sides of the island offer space to tuck stools neatly, making it perfect for doubling as a bar or snack counter. A

full sized washer and dryer can be found tucked away in the utility room -- also included in the price of this home! From the living area, a wide hallway leads to the bedrooms. The spacious primary bedroom has ample natural light and a ceiling fan to regulate airflow. The ensuite bathroom has 'his & hers' built-in sinks with a granite countertop and a separate shower enclosure with a glass door. The bathrooms feature high end ceramic tiles, while the rest of the dry areas in the house have hardwood laminate flooring. 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 "Villa Lagomar, #16/13-PL.

