REXMERE VILLAGE

"DOCKSIDE HAVEN" #10/20-PL



"Dockside Haven" #10/20-PL $159,900

Year Built	1976
Bedrooms	3
Bathrooms	2
Square Feet	1680
Furnished	No
School District	Davie

"Dockside Haven", as its name suggests, is a stunning home on a premium large lot. The peaceful lakeside location and lush landscaping around the three-bedroom house make it a desirable home. Moreover, the house has been meticulously maintained with numerous upgrades and additions including a new metal roof & insulation (2013), new A/Cs for the main house and Florida room (2014), new flooring, including plywood subfloor (2015), new carpet and new hardwood laminate and tiles (2015), drywall (2005), new windows and door in the main house and the Florida room (2013), new siding (2023), an exterior hot tub (2014), and the piece du resistance -- the beautiful lake dock (2015). The house has excellent curb appeal, with its grey and white facade sitting pretty amid beautiful landscaping, including mature palms and trees. The driveway has space for two cars plus a guest and additional guest parking is located steps away from this home -- another desirable feature. The lake dock is the perfect spot for enjoying beautiful views and relaxing with a drink, located steps away from the covered patio containing the hot tub which also has lovely views of the lake. The house has a semi-open plan in its social spaces, with a wall separating the living room from the kitchen. An open doorway connects the living room to the dining area and kitchen. The living room has soft plush carpeting, while the dining and kitchen have hardwood laminate, creating a nice visual separation between the spaces. The spacious kitchen, hidden from direct views of the living room, has a galley-style layout with ample workspace and storage. It has new, stainless-steel

appliances, including a side-by-side refrigerator with door-thru ice and a smooth top range. Windows in the living area and kitchen invite natural light, while the dining room is bright and airy as it is connected to the Florida room via large sliding glass doors. A ceiling fan in the dining area helps regulate airflow in the space. The primary bedroom in "Dockside Haven" is bright and airy with hardwood laminate flooring and ample natural light invited through four mini-blind treated windows. A chandelier fan helps regulate airflow. The spacious ensuite has 'his & hers' built-in countertop basins, built-in storage, and a shower stall with glass doors. 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 Nidia Thwaits, listing agent, at (954) 417-0343. Ask for "Dockside Haven", #10/20-PL.






