

"CARDINAL COTTAGE" #22/16-PL



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\$129,900

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|-----------------|-------|
| Year Built | 2002 |
| Bedrooms | 3 |
| Bathrooms | 2 |
| Square Feet | 1,792 |
| Furnished | No |
| School District | Davie |

Cardinal Cottage is an oversized home with abundant curb appeal, lovely landscaping (including a row of stunning mature palm trees) and in a desirable location just up the street from a beautiful lakeside park containing tennis courts, open space and a lovely playground. The home features a great layout uncommon in the community. As you approach this home you will notice a long driveway, providing off-street parking for visitors and guests in addition to the two allowed cars per household. You will appreciate the thick shrubbery in between your home and the next door neighbor, setting the stage for a private paradise all your own. Step inside to an entrance foyer and appreciate the warmth and sophistication of beautiful hardwood laminate flooring extending throughout this expansive residence, offering both the aesthetics of hardwood and the durability to stand up to daily life. The home's vastness is immediately apparent, with a layout that surprises and delights at every turn. Uncommon in its design, this home features spaces that are both grand and intimately welcoming. Additionally, the heart of the home, the living room, features a fireplace -- a rare find which invites cozy evenings and lively discussions, creating memories against a backdrop of flickering flames. The spacious kitchen features a large center island, ample cabinetry and a storage pantry. The smoothtop stove and built-in microwave are both in stainless steel while the black refrigerator compliments nicely. You will love the architectural details including crown molding and a pass through cut out to the living area affording views of the fireplace. Past the Kitchen is a utility room

containing a full sized washer-dryer -- included in the price of this home. The master suite is a realm unto itself, boasting a closet that rivals the size of a small bedroom—providing ample space for wardrobes of any season. The ensuite master bath, with its sophisticated tiled shower and floors, offers a spa-like retreat for relaxation and rejuvenation. Finally, like all homes in this peaceful lakeside community, you will enjoy central air and heat, off-street covered parking, your own outdoor storage shed automatic lake-fed sprinkler system, and access to the community's extensive recreational amenities, including an enormous heated pool complex, modern fitness center overlooking the pool and lake, tennis, basketball, clubhouse, sauna, relaxation room, lake recreation, and more.

This home is not just a place to live; it's a lifestyle waiting to be embraced. Don't miss the opportunity to own this lovely and well-priced home. Contact Hilda Arias at (954) 871-2134 today to schedule a private viewing. Ask for "Cardinal Cottage" #22/16-PL.

