

## "CANOPY COTTAGE" #15/12-PL



**"Canopy Cottage" #15/12-PL**

**\$92,500**

Year Built	1980
Bedrooms	2
Bathrooms	2
Square Feet	1,320
Furnished	Yes
School District	Davie

**FURNISHED PRICE! BRING YOUR TOOTHBRUSH & MOVE RIGHT IN!**

'Canopy Cottage' is a charming two-bedroom, two-bathroom home nestled along the scenic Peaceful Ridge Trail in the beautiful community of Rexmere Village. This home offers a blend of modern upgrades and timeless appeal, surrounded by the calming sounds of nature. The beautifully landscaped exterior and inviting atmosphere immediately set the tone for a tranquil lifestyle. Inside, the open floor plan seamlessly connects the living, dining, and kitchen areas, all illuminated by natural light. The kitchen is a true highlight, featuring stunning granite countertops, a new dishwasher, stainless steel appliances, and an impressive kitchen island—perfect for meal preparation. It also includes a mini bar -- ideal for entertaining. The master bedroom offers a peaceful retreat with a walk-in closet and an en-suite bathroom featuring a stylish double vanity with "his and hers" sinks. The outdoor space is equally inviting, with a screened-in room that provides a wonderful spot to relax, while the fenced-in yard offers privacy and includes a gate leading to the canal, perfect for outdoor activities. The home has been thoughtfully maintained, with a certified termite-treated roof (treated two years ago) and a recently painted exterior. Finally, like all homes in this lovely lakeside community, you will enjoy central air and heat, 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.

Immerse yourself in the delightful charm and tranquility of this beautiful home along the Peaceful Ridge Trail & canal. Contact Linda at (954) 417-8749 today to schedule a private tour and experience the magic of this captivating haven. Don't forget to ask for "Canopy Cottage" #15/12-PL.

