REXMERE VILLAGE

# "LEMON BLOSSOM LANDING" #42/13-PL

**"Lemon Blossom Landing" #42/13-PL** $138,700

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| Year Built | 2019 |
| Bedrooms | 3+ Den |
| Bathrooms | 2 |
| Square Feet | 1680 |
| Furnished | No |
| School District | Davie |

Estate-sale opportunity! This charming, newer home is an incredible value, offering three bedrooms plus a flexible fourth room that can serve multiple uses—whether as a den, office, fourth guest room, or simply a stately formal entry into the home. Lemon Blossom Landing radiates welcome with its warm curb appeal. Set on a beautifully landscaped lot, the home features pale yellow siding with crisp white trim, a picturesque bay window framed by a mature palm, and a lovely half-covered rocking chair front porch trimmed with white wood railings and warm, wood-toned composite decking. White steps with matching decking lead up to the porch, flanked by manicured shrubs and a stately etched-glass entry door. A screened-in patio at the end of the driveway provides a peaceful seating area—perfect for relaxing outdoors—while also offering direct access to the home's laundry room, kitchen, and open-concept living space, adding convenience when unloading groceries and supplies. Inside, barnwood-style plank vinyl flooring flows throughout the entire home. The central living area—an open-concept kitchen, dining, and living room—is anchored by a modern island kitchen with white wainscoting, white cabinetry, and a mix of white and stainless appliances (including a side-by-side refrigerator with ice/water in door). The living and dining rooms are bright and airy, with matching classic 6-over-6 paned windows, ceiling fans, and elegant tape-and-texture walls. The front bedroom, ideal as a den or formal sitting room, features yellow walls, chair rail molding, and mini-blind-treated windows. Additional guest rooms include the bay-windowed bedroom and two more cozy

spaces, all with ceiling fans and soft yellow walls. The spacious primary suite offers his and hers sinks and mirrors, a Roman soaking tub, a separate shower, and a charming open shelving nook with a linen curtain accent. Finally, like all homes in this desirable lakeside community, you will appreciate central air and heat, your own outdoor storage shed, and access to the community's extensive recreational amenities including fitness, tennis, basketball, shuffleboard, putting green, clubhouse, sauna, relaxation room, heated oversized pool complex, lake recreation and more. Don’t miss out on this great opportunity—this home has already received applications, but none have qualified yet, so this beauty could still be yours.

To schedule a tour, reach out to Ralph Caruso, listing agent, at (954) 417-8936. Ask for "Lemon Blossom Landing" #42/13-PL.