

## "TRAILSIDE RETREAT" #26/12-PL

**"Trailside Retreat" #26/12-PL****\$114,900**

|                 |       |
|-----------------|-------|
| Year Built      | 2001  |
| Bedrooms        | 3     |
| Bathrooms       | 2     |
| Square Feet     | 1820  |
| Furnished       | No    |
| School District | Davie |

"Trailside Retreat" is a beautifully located two-bedroom plus den, two-bath home nestled against the lush backdrop of the Peaceful Ridge Trail nature preserve in Davie. This scenic canal-side trail—ideal for jogging, horseback riding, or quiet dog walks—borders the edge of the community and is directly accessible through a private gate between each pair of homes, placing nature just steps from your backyard. From the curb, the home charms with tropical landscaping and mature palms, while out back, a huge screened-in raised porch—large enough to fit a trampoline—offers the perfect outdoor living space with peaceful views of the canal and greenery. Inside, the home features tape and textured walls throughout and a flowing open layout. The kitchen and dining area boast beautiful hardwood laminate flooring, while the living room and bedrooms feature soft, cozy carpeting that's perfect under bare feet. The kitchen includes white cabinetry, a smooth top stove/oven, built-in microwave, and brand-new (2025) stainless steel refrigerator and dishwasher. The den, currently used as a third bedroom for a large family, adds valuable flexibility, while the laundry is conveniently away out of sight. The spacious master suite features peaceful views, a ceiling fan, and an en suite bath with sink and separate door into shower and commode areas. The roof was replaced in 2016 for added peace of mind. 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 Nick Moissl or Dee Myers, listing agents, at (954) 417-8749. Ask for "Trailside Retreat", 26/12-PL.

