

"TRAILBEND TERRACE" #14/12-PL

**"Trailbend Terrace" #14/12-PL****\$70,000**

Year Built	2001
Bedrooms	3
Bathrooms	2
Square Feet	1568
Furnished	No
School District	Davie

Located directly on the serene and beautiful Peaceful Ridge Trail nature preserve, "Trailbend Terrace" is a beautifully updated and spacious 2001 Fleetwood Waverly Crest home offering a rare blend of privacy, nature views, and modern comforts. The home is highlighted by a raised concrete patio in front and a fully fenced backyard with additional decking for relaxed outdoor living. Originally a 3-bedroom, 2-bath layout, the home has been enhanced with the addition of a spacious den—providing valuable flexibility for a home office, hobby room, guest space, or, it could easily function as a 4th bedroom if desired. Inside, you'll find beautiful laminate flooring throughout, including new subflooring with vapor barriers, freshly painted kitchen cabinets paired with granite countertops, newer stainless steel appliances, two walk-in closets, and a 3-year-old shower and tub. Major mechanical upgrades include A/C replacement in 2021 and a new water heater and new toilets in 2022. The roof is certified, making the home fully insurable for buyers who need financing. A screened-in side porch creates a shaded retreat and adds to the home's wonderful outdoor ambiance, with parking suitable for two cars. Finally, like all homes in this desirable lakeside community, you will appreciate off-street covered parking, central air and heat, a private outdoor storage shed, professional landscaping and sprinkler system, and access to the community's extensive recreational amenities including fitness, tennis, basketball, putting green, clubhouse, sauna, relaxation room, heated oversized pool complex, lake recreation and more.

To schedule a tour of this lovely home call Vickie Held at Rexmere Village Sales at (954) 871-2116. Appointments are available 7 days a week from 10 a.m. – 5 p.m.

