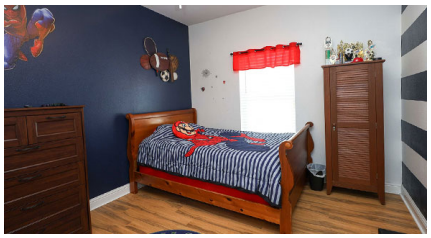
REXMERE VILLAGE

"CANALVIEW COTTAGE" #21/24-PL

"Canalview Cottage" #21/24-PL $129,900

Year Built	2009
Bedrooms	3
Bathrooms	2
Square Feet	1568
Furnished	No
School District	Davie

Nestled on a highly desirable canal-front homesite in Rexmere Village, "Canalview Cottage" offers the perfect combination of peaceful waterfront living and spacious modern comfort. This attractive 2009 Palm Harbor home features an open and inviting floor plan with soaring 9-foot ceilings, elegant tray ceilings, crown molding, recessed lighting, tape-and-textured walls, and beautiful wood laminate flooring throughout the main living areas. The bright, cheerful kitchen is the heart of the home, offering abundant cabinetry, a convenient snack bar with counter seating, ceramic tile flooring, recessed lighting, and a smooth-top range, all flowing seamlessly into the expansive living and dining areas. The generously sized primary suite provides a relaxing retreat with a beautifully remodeled bath featuring dual sinks and updated finishes, while two additional bedrooms offer comfortable accommodations for guests, hobbies, or a home office. Outdoors, this home's exceptional canal-front setting truly shines. Enjoy morning coffee or evening breezes from the screened porch overlooking the tranquil water, while the fully fenced yard, concrete walkways, concrete patio, covered carport, and storage shed provide both convenience and functionality. Additional features include a 2023 roof, remodeled bathrooms, washer and dryer, decorative shutters, ceiling fans, and mature landscaping. 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, putting green, clubhouse, sauna, relaxation room,

heated oversized pool complex, lake recreation and more.

To schedule a tour of this lovely home, call Chip at (954) 871-2124