

"SUMMER HILL ON CANAL!" #7/12-PL

**"Summer Hill on Canal!" #7/12-PL****\$144,900**

Year Built	2004
Bedrooms	3
Bathrooms	2
Square Feet	1344
Furnished	No
School District	Davie

(SOME IMAGES ARE VIRTUALLY STAGED)

Its sought-after canal-backed location on Peaceful Ridge Trail makes 'Summerhill on Canal' a beautiful and relaxing home. The location offers the benefit of watching ducks paddle down the peacefully babbling water steps your private backyard. The charming three-bedroom, two-bath home comes with modern upgrades that make it relatively maintenance-free. Newer stainless-steel appliances in the kitchen, a tankless water heater, a 1.5-year-old A/C, and a 6-year-old roof are refurbishments that make this home well worth its price. The price also includes the washer/dryer units. The house has excellent curb appeal with perfectly manicured lawns and mature trees surrounding it. The covered carport on the side is a convenient feature of all homes in this bucolic community, while the screened-in, tiled porch adds to the home's appeal, besides presenting the perfect indoor-outdoor connection to enjoy the beautiful surroundings. The interiors follow an open-plan layout in the social spaces. The living room and dining area have lovely hardwood laminate flooring, while the kitchen has practical, maintenance-free tile. Two mini-blind treated windows invite ample natural light to brighten up the living room, while a chandelier fan helps control the airflow within the space. The area reserved for the dining table has another mini-blind treated window next to it and a beautiful chandelier lampshade hanging over the space. The L-shaped kitchen sits next to the dining room with

a two-tiered open countertop visually separating the two spaces. The counter has an overhang on the dining room side, making it perfect for doubling up as a bar counter when entertaining. Wood-toned laminates on the cabinets add warmth to the kitchen and create a soothing contrast to the sleek stainless-steel appliances. A double-bowl sink is another practical addition to the kitchen. The spacious main bedroom in 'Summerhill on Canal' has ceramic tiles and is bright and airy with natural light invited by two mini-blind treated windows. The en suite bath is luxurious with a Roman soaking tub and a built-in countertop basin with storage underneath. 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 Nidia, listing agent, at (954) 417-0343. Ask for "Summerhill on Canal", #7/12-PL.

