

"LEMON PUDDING COTTAGE" MODEL**"Lemon Pudding Cottage" MODEL****\$199,900**

Year Built	2023
Bedrooms	4
Bathrooms	2
Square Feet	1682
Furnished	Optional
School District	Davie

NOTE: PRICING* IS BASE PRICE BEFORE UPGRADES.

'Lemon Pudding Cottage' is a delightful charmer with builder warranty. From the curb, this precious home attracts with its sunny tropical exterior, bay windows and half porch. Generous landscaping, including mature trees, shrubbery and manicured grass enhance its curb appeal. Step inside and be wowed by the ultra modern open concept luxury. The living room, dining room and kitchen are combined in an L-Shaped arrangement. The entire area has lovely plank flooring. The living area is bright and airy with ample natural light invited through three windows, all pre-treated with custom mini-blinds. The kitchen stands opposite the living area with an open counter serving as a visual divider between the two spaces. The counter has an overhang, making it perfect for doubling as a bar with stools when entertaining guests or as a snackbar option for casual meals. The kitchen is modern with all-white cabinets beautifully contrasted by dark grey countertops. It comes equipped with essential modern appliances in a luxurious stainless-steel finish. These include a smooth top range, built-in microwave, side-by-side refrigerator with door-through ice and dishwasher. The laundry area is in a recess just off the kitchen. The dining room is amply bright with natural light from the nearby windows as well as the elegant chandelier hanging over the place reserved for the dining table. The master bedroom in 'Lemon Pudding Cottage' is spacious and cheerful. The en suite master bath is luxurious with 'his & hers' countertop basins, a modern shower enclosure with sliding glass doors and a Roman

soaking tub ideal for relaxing in bubbles. 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, lake recreation and more.

*Subject to price increase without notice

