

**"LINENWOOD LODGE" #9/14-MODEL****"Linenwood Lodge" #9/14-MODEL****\$169,900**

Year Built	2025
Bedrooms	3+Den
Bathrooms	2
Square Feet	1500
Furnished	Optional
School District	Davie

"Linenwood Lodge" is a beautifully finished, brand-new home offering effortless comfort, calming design, and thoughtful upgrades throughout. Freshly delivered and never lived in, this residence includes a builder warranty, brand-new roof, new central air and heat, and a full suite of new stainless-steel appliances, including a built-in microwave, providing true peace of mind for the next owner. The charming half porch enhances curb appeal while creating a welcoming place to sit, relax, and enjoy casual social interaction with neighbors strolling through the community or walking their dogs. Adding further architectural interest, a graceful bay window with three pre-treated mini-blind windows enhances the home's exterior character while flooding the interior with natural light. Inside, the home is styled in soothing linen, beige, and soft neutral tones, complemented by wide-plank flooring, elegant crown molding, coordinating baseboard trim, and beautifully finished smooth walls in the main living areas that together create a polished, thoughtfully completed look. The living room is anchored by three visually striking windows that create an open, airy atmosphere, while mini-blind window treatments throughout provide immediate privacy and a move-in-ready finish without the urgency of purchasing window coverings. The kitchen is both bright and contemporary, featuring solid wood shaker-style cabinetry, expansive counters, a large center island with a stylish pendant light, and modern track lighting that adds both function and visual interest. Just off the kitchen, the versatile den offers exceptional flexibility, functioning beautifully as a grand formal entry through double French-paned

glass doors, a cozy den or TV room, a home office, or a guest room when needed. The flexible layout includes three bedrooms plus this multi-purpose den, allowing the home to adapt easily to changing needs. The primary suite feels like a private retreat, featuring dual his-and-hers sinks, a luxurious Roman soaking tub, and a separate shower, creating a truly spa-like experience at home. Bedrooms are calm and spacious, bathrooms are crisp and new, and every surface reflects the freshness and quality of a truly new home. Finally, like all homes in this lovely 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, shuffleboard, putting green, clubhouse, sauna, relaxation room, heated oversized pool complex, lake recreation and more.

To schedule a tour of this lovely home, contact (954) 376-4141. Ask for "Linenwood Lodge", #9/14-MODEL.

