

## JARDIN D'EDEN SUR LE LAC #42/20-PL

**Jardin d'Eden Sur Le Lac #42/20-PL****\$195,000**

Year Built	2010
Bedrooms	2
Bathrooms	2
Square Feet	1624
Furnished	No
School District	Davie

Location, location, location! THIS is the dream of living on the lake with the added benefit of a bucolic parkside neighbor. Jardin D'Eden Sur le Lac is a rare offering -- a lovely Windzone III Skyline Palmbay Premier two-bedroom, two-bath home. The spacious, 1624 square foot home includes a gorgeous screened-in front porch perfect for enjoying the stunning views of the lake and park. You can enjoy this view from the relaxing comfort of your own jacuzzi which is being left by the seller and in "like new" condition. The park on one side of the house also ensures extra privacy, with no neighbors and a sunny expansive view. Lush gorgeous landscaping adds curb appeal to the facade while on the lake/park-side, a gorgeous tumbled travertine paver patio and pergola add significant beauty and charm. The roof on Jardin D'Eden Sur le Lac was certified in July 2022 and the water heater replaced in April 2022. The house has an open-plan concept, with the living, dining, and kitchen sharing a grand space with views out to the porch, park and lake. The entire area is warm and soothing, with soft natural light invited in through mini-blind treated windows. Hardwood laminate flooring throughout is another desirable feature. An open counter with an overhang separates the kitchen from the living room -- perfect for doubling as a bar counter with stools when entertaining. The kitchen has ample storage provided by cabinets with wood laminate doors. It has essential modern appliances, including a microwave, dishwasher, stove/oven, and refrigerator along with a double-bowl stainless-steel sink overlooking the screened in carport. The spacious main bedroom has mini-blind treated

windows and a closet with mirrored laminate. A chandelier fan helps regulate the airflow in the room. The main bedroom has an en suite bath with "his & her" countertop basins and a tiled shower enclosure with a glass door. The bathroom also has built-in storage for organizing linen. Your furry family member will also love this home which has been made extremely pet friendly with a dog door leading to the screened in driveway and a special enclosed garden area off the screenroom, just for Fido. The location on the park and lake offers plenty of space to play, run and throw a frisbee with your dog. Jardin D'Eden Sur Le Lac offers a spectacular location at an accessible price. This is the ONLY lakefront home for sale under \$300K. This home will not be on the market for long! 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.

This home truly represents the AFFORDABLE winter vacation / snowbirding or retirement you have been dreaming of. Run don't walk to "Jardin d'Eden Sur Le Lac". A location like this is extremely rare and special. You will keep thinking about this home as the one that got away. It will stay with you. To schedule a tour contact Nidia Thwaites, listing agent, at (954) 417-0343. Ask for "Jardin Sur Le Lac", #42/20-PL.

