

**"Villa Vista" #12/11-PL****\$60,000**

Year Built	1973
Bedrooms	3
Bathrooms	2
Square Feet	1,344
Furnished	Optional
School District	Davie

"Vista Villa" is a well-priced, nicely maintained 3-bedroom, 2-bath home situated on a coveted corner lot in Rexmere Village. Built for both comfort and durability, this home boasts a newer roof and newer central A/C system, both installed in 2019. The charming home is surrounded by manicured lawns, tropical landscaping and mature trees, providing nice curb appeal and a sense of serene tranquility. Step inside this home and enjoy a blend of modern convenience and timeless design, with interesting architectural details, decorator accent walls and beautiful ceramic tile flooring and smooth tape and texture walls. The heart of any home is the kitchen, and this one features a stainless steel refrigerator, dishwasher and double bowled sink, while the white smooth top range blends in beautifully with the ample white cabinetry, in a charming distressed country finish with aquamarine accents. All of which combines to make the kitchen both a stylish and functional space. Beautiful French doors leading to a screened-in room adds a touch of elegance while inviting the enviable South Florida weather indoors, and creating the possibility of dinners al fresco. A spacious formal dining room adjacent the kitchen offers the opportunity for family memories gathered around a table large enough to easily seat 8. Natural light floods the home through numerous windows, creating a bright and welcoming atmosphere in every room. With ceiling fans throughout, this home is designed for comfort throughout every season. This home offers three nicely sized bedrooms each with its own ceiling fan / light fixtures. The master bedroom is a serene oasis with an en suite bath that

is compartmentalized for maximum privacy while bathing or using the comode. Hurry for a tour of this well-priced inviting home - where thoughtful details, design and practical features come together to create a home that is as beautiful as it is functional. 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 Ralph Caruso (954) 417-8936 and Nidia Thwaites (954) 417-0343 listing agent. Ask for "Vista Villa", #12/11-PL.

