

**"OLIVE GROVE VILLA" MODEL****"Olive Grove Villa" MODEL****\$199,900**

Year Built	2023
Bedrooms	4
Bathrooms	2
Square Feet	1736
Furnished	Optional
School District	Davie

NOTE: PRICING\* IS BASE PRICE BEFORE UPGRADES.

(Previously sold at lot 1/2) 'Olive Grove Villa' is a charming four-bedroom, two-bath home on a lovely corner lot surrounded by beautiful tropical landscaping, including lush lawns and palm trees. Steps lead up from the driveway to the home's covered half porch, a spot that makes the perfect sit out. A covered carport with side-by-side parking is another highly coveted feature that also adds curb appeal. Sliding glass doors lead from the porch into a small sitting room with two large French doors at its far end, which open into the open-plan kitchen, living area and dining room. The home's interiors have lovely vinyl plank flooring in a gorgeous, beachwood finish that compliments the neutral grey tones on the walls to create a soothing and relaxed ambience. The space is well lit, courtesy of numerous windows, pre-treated with custom mini-blinds. A chandelier fan in the living room contributes additional lighting while helping regulate airflow in the space. The modern kitchen comes equipped with a complete range of essential appliances including refrigerator, range, dishwasher and built in microwave. A counter extends from the kitchen, doubling as a bar, with space for bar stools to be stowed away beneath its overhang. The counter also serves as a visual separation from the dining area. A movable floating island in the center of the kitchen, along with abundant storage and workspace, makes the kitchen as practical as it is stunning. A sliding door from the dining room leads into a small room with space for washer and dryer units as well as additional storage. The spacious master

bedroom boasts a walk-in closet as well as a large luxurious ensuite bathroom. The master bathroom comes fitted with 'his and hers' sinks, a wonderful oversized Roman tub and a shower enclosure with space-saving sliding glass doors. The second bathroom is shared between the three other bedrooms. All of the bedrooms are well lit and designed to invite natural light to refresh the space. 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.

\*Price is base prior to upgrades. Not all colors and features available in all homes. Speak to your sales consultant for details. Prices and home features are subject to change without notice.

