

**"SUMMER HOUSE" MODEL****"Summer House" 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.

SUMMER HOUSE (formerly at 4/14) is a four-bedroom, two-bath home with a charming grey and white exterior. Steps flanked by palm trees on either side lead from the beautifully landscaped lawns to the half porch in front of the house. With wood plank flooring and ample space for outdoor furniture, the porch makes the perfect sit out. The house's open plan living, dining and kitchen areas have gorgeous heavy gauge vinyl flooring that replicates the beauty of hardwood but with the advantage of easy maintenance. The living room, which has ample natural light invited by mini-blind treated windows, has a chandelier fan that helps in regulating the airflow in the area. The home's stunning kitchen comes equipped with a complete range of new appliances and has been designed to offer ample storage space in the form of rich wooden cabinetry. Additionally, it has an abundance of countertop space, including a floating island that doubles as a bar counter that has space for barstools to go beneath the overhang on one side. The dining area lies adjacent to the kitchen and is illuminated by natural light streaming in through mini-blind treated windows. A small 'bonus' room behind the kitchen has fixtures for washer and dryer units to be installed. The bedrooms have a warm and cosy ambience with wood-toned floors and charming windows. The spacious master bedroom boasts a luxurious ensuite bathroom that comes fitted with a roman tub, 'his and hers' sinks as well as a shower unit with practical sliding glass doors. The wood cabinets beneath the sink blend

harmoniously with the floor and provide ample built-in storage space. The home's second bathroom is shared between the three other bedrooms. The bedrooms are versatile and can be converted as a home office or an entertainment or media room. 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.

