

Imagination Farms

13041 SW 40 Street - Davie, Fl. 33330

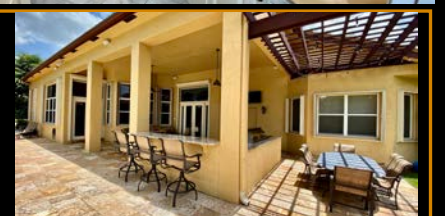


Listed and marketed by:

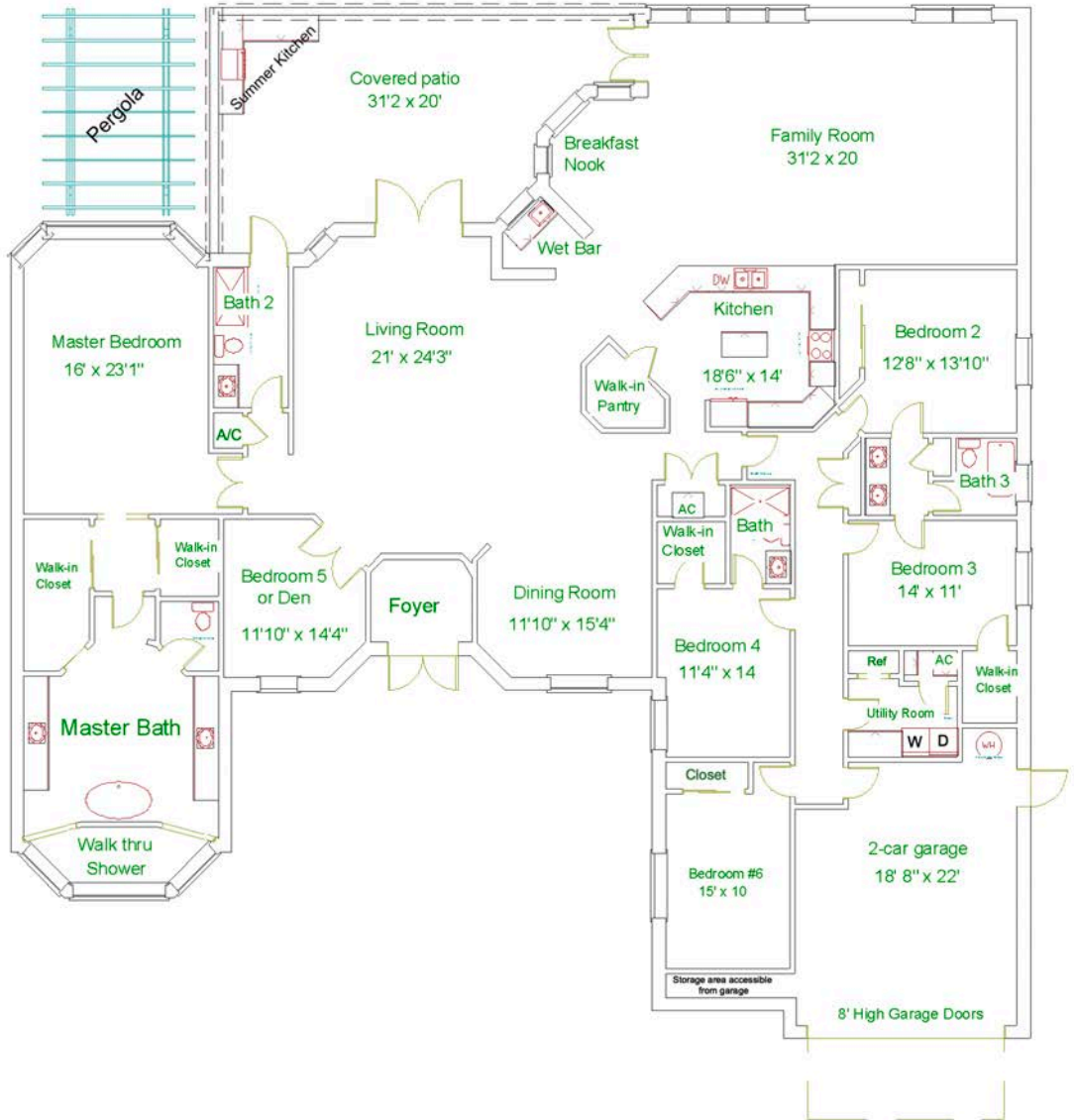
"Ski" Zielinski

954-235-1384

www.CallSki.com



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Average expenses per home owner

- H.O.A. quarterly \$375.00
- Monthly water bill \$ 75.00
- Monthly Electric \$360.00
- Lawn Svc. month \$220.00
- Pool service month \$ 75.00
- 2019 taxes \$7,965.24

School Boundaries

- Country Isles Elementary
- Indian Ridge Middle
- Western High

Property Info

- Hanover 6 model
- 6 bedrooms (5 with den)
- 4 baths
- 2-car
- 4,315 sq.ft living area
- 5,474 sq.ft. total area
- Lot size 35,040 sq/ft
- Lot dimensions: W=120' D=292'
- Year built: 1999/2000
- Folio: 5040-26-07-1370

The Inside

• **Main House**

- Mahogany front door and transom
- French doors living/family room
- 3 zone central a/c
- zone 1 Master bed/den - 2017
- zone 2 Living area - refurbished 2010
- zone 3 Bedrooms 3 to 6-2017
- Wall unit with TV in family room
- Crown molding
- Surround sound throughout

- Custom built office
- Built in dining room buffet counter
- Custom closets throughout

• **Kitchen features**

- Upgraded wood cabinetry
- Hand select granite counters
- Glass top range
- Double wall ovens
- Huge walk-in pantry
- Snack bar/counter
- Center cooks island
- Hans Grohe faucet

• **Bedrooms & baths**

- Split bedroom floorpan
- Bedroom 4, private bath
- Upgraded flooring.

• **Master Bedroom**

- Open view to pool/patio area
- Dual walk-in closets
- Master bath features
 - Roman tub
 - Dual vanity sinks
 - Walk in shower

• **The Outside**

- Overlooks Equestrian trail
- Backs to Long Key Natural area
- Roll down shutters patio doors
- Accordion shutters throughout
- 600 sq/ft + covered patio
- Lush landscaping
- Fenced back yard
- Pool with water features
- Pergola
- FireMagic outdoor kitchen
- Travertine pool patio/deck
- Emergency generator
- Lush tropical landscaping

• **The Community**

- 24 hour guard gate
- 4 tot lot/playgrounds
- Basketball courts at playgrounds
- 415 homesites
- Developed 1999-2001
- Developer: Pasadena Homes
- Subdivision #: 50402607