

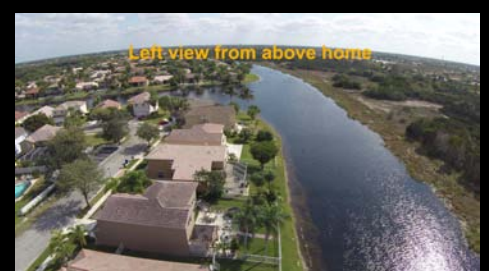
Estancia - Emerson Model Backs to Preserve

19060 SW 4 Street - Pembroke Pines, Fl.



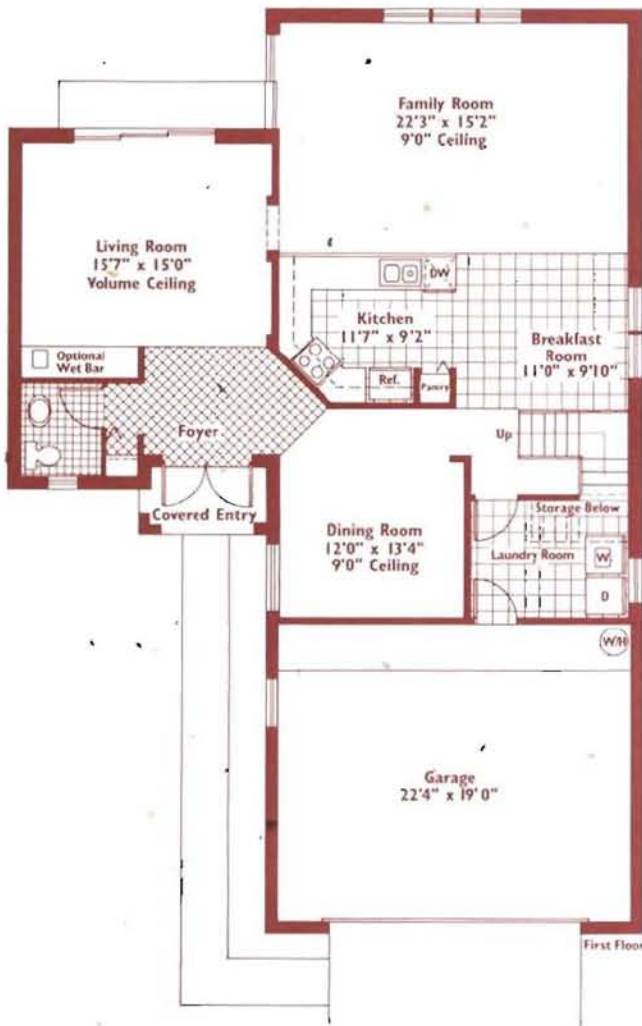
Listed and marketed by:
"Ski" Zielinski

954-235-1384
www.CallSki.com



The Emerson

5 Bedrooms, 2 1/2 Baths, Family Room, 2 Stories, Retreat Conversion, and 2-Car Garage



Note
This floor plan shows 5th bedroom option. Room is currently open and used as a Retreat to enlarge master bedroom



Air Conditioned Area.....	2,521 Sq. Ft.
Garage.....	465 Sq. Ft.
Covered Entry.....	33 Sq. Ft.
Total.....	3,019 Sq. Ft.

Upgrades & Features

- Emerson Model
- Backs to nature preserve
- **Optional 5th bedroom currently used as retreat.** Can be divided to create 5th bedroom as per floor plan above.
- 2,521 sq.ft. of living area
- 3,019 sq.ft. total area
- Lot size: 124 x 55 (6,820 sq.ft.)
- Kitchen features include
 - Upgraded wood cabinetry
 - Hand select granite counters
 - Stainless steel appliances
 - Center cooks island (* differs from floor plan above)
 - Breakfast area
 - Truly modern and sleek look
- Features to note.....
 - 20x20 rich marble look porcelain tile.
 - Crown and decorative molding
 - Custom kitchen cabinets, granite counters, stainless steel Kitchen Aid appliances, center cooks island.
 - Custom wood stairway with inlaid iron rails
 - New water heater
 - Recessed lighting
 - Emergency generator hookup (no generator)
 - Sprinkler system off of lake.
 - Guest parking spaces across the street

Monthly Expenses as per Homeowner

- Electric \$150.00 month
- Water \$ 60.00 month
- Landscaping \$ 50.00 month
- HOA fees \$107.00 month