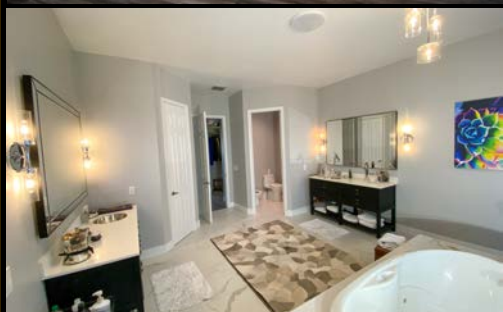


# Imagination Farms

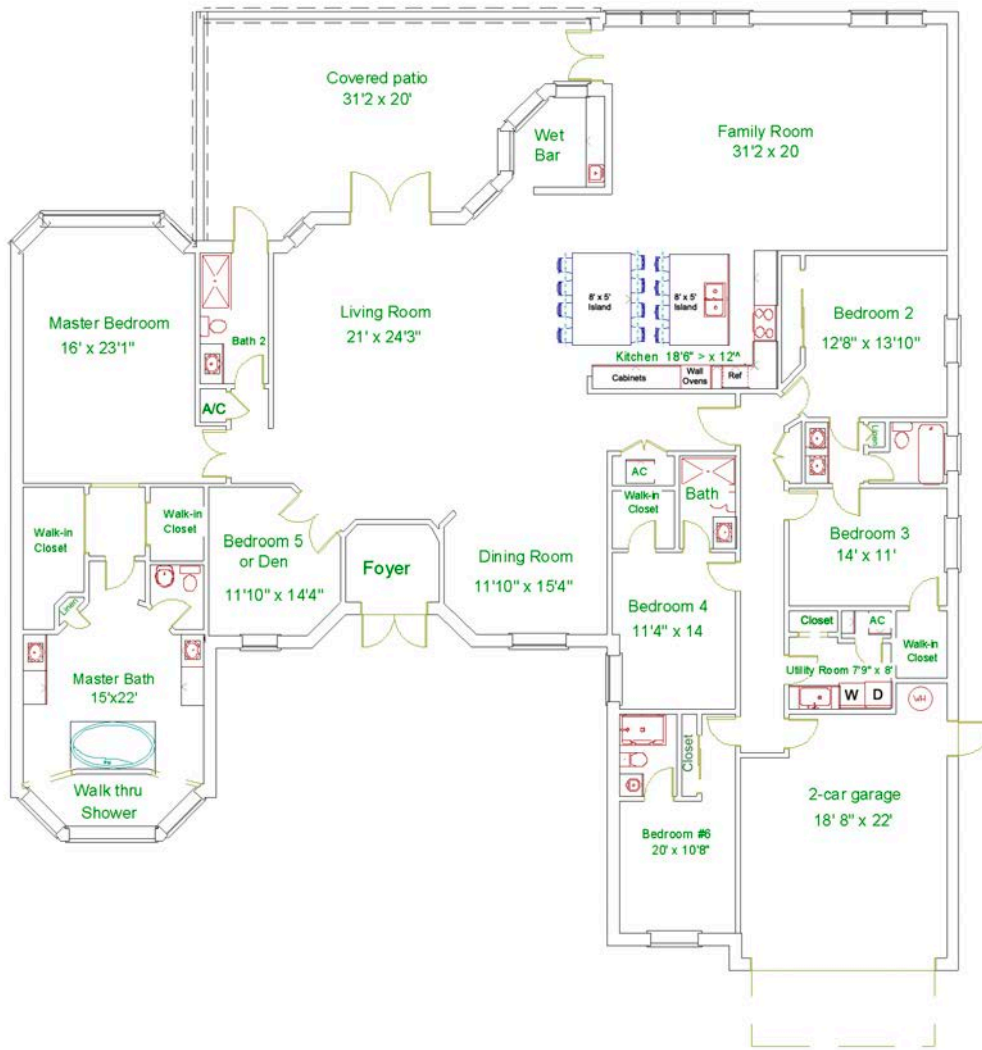
4132 SW 130 Avenue - Davie, FL. 33330



Listed and marketed by:  
**"Ski" Zielinski**  
954-235-1384  
[www.CallSki.com](http://www.CallSki.com)







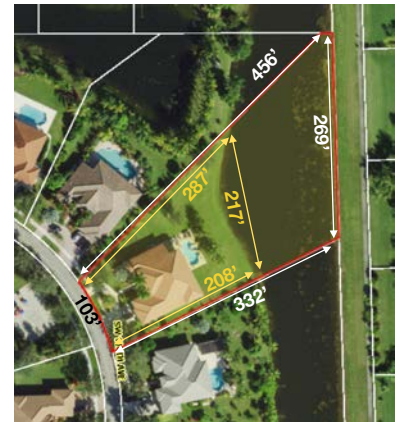
#### Average expenses per home owner

- H.O.A. quarterly \$375.00
- Monthly water bill \$300.00
- Monthly Electric \$400.00
- Lawn Svc. month \$400.00
- Pool service month \$ 95.00
- 2019 taxes \$9,961.20

#### • School Boundaries

- Country Isles Elementary
- Indian Ridge Middle
- Western High

#### Lot Dimensions



#### PROPERTY INFO

- Hanover 6 model
- 6 bedrooms (5 with den)
- 5 baths
- 2-car garage
- 4,376 sq.ft living area
- 5,474 sq.ft. total area
- Lot size 65,385 sq/ft total
- Lot dimensions: 103x456x269x332
- Lot size 36,000 sq/ft dry
- Lot dimensions dry: 103x287x217x208
- Year built: 1999/2000
- Folio: 5040-26-07-0890
- Lot site: 89
- Located across from playground

#### THE INSIDE

##### • Main House

- Significantly remodeled
- Stunning open floor plan
- Impact glass & french doors
- Designer tile flooring
- Redesigned wet bar eliminating unpopular/dangerous step down

- 3 zone central a/c
  - ◆ zone 1 Master bed/den - 2015
  - ◆ zone 2 Living area -1999
  - ◆ zone 3 Bedrooms 3 to 6-2014

##### • Kitchen features

- Brilliantly redesigned
- Pantry & view blocking walls gone!
- Two center islands nearly 9' in size
  - 1 sits 8 people comfortably
  - Other sits 4 plus hosts sink
  - Popup usb/power ports
  - Storage cabinets below
- Smooth top range
- Double wall ovens
- Soft close cabinets & drawers
- Select quartz stone style counters

##### • Bedrooms & baths

- Cabana bath
- Split bedroom floor plan
- Bedrooms 2 & 3 share bath
- Bedroom 4, private bath
- Bedroom 6 private bath
- Updated baths

##### • Master Bedroom

- Open view to pool/patio area
- Dual walk-in closets with built ins
- Updated master bath features
  - Jacuzzi style jet tub
  - Dual vanity sinks
  - Walk through shower
  - Stiebel Eltron Temptra Tankless water heater (instant hot water, no 3 minute wait)

#### THE OUTSIDE

- Overlooks Equestrian trail
- 600 sq/ft + covered patio
- Lush landscaping
- Pool with water features
- Heated spa
- Lush tropical landscaping

#### THE COMMUNITY

- 24 hour guard gate
- 4 tot lot/playgrounds/basketball
- 415 homesites
- Developed 1999-2001
- Developer: Pasadena Homes