

MIR
MELISSA HOFF ROTH, PA
LEA PLOTKIN, LLC



GLOBAL
LUXURY®



South Florida Luxury Home Team Parkland Power Team

Melissa Hoff Roth 954-817-8401 melissa@melissahoffpa.com www.southfloridaluxuryhometeam.com
Lea Plotkin 954-802-8451 leaplotkin@gmail.com www.parklandpowerteam.com



7163 NW 123 Avenue | Parkland, FL 33076
6 bedrooms • 5 bathrooms • 3 Car Garage • Heated Pool

Brand new roof, most windows have impact glass, plus a generator in this turnkey pool home. Enjoy water and golf course views with breathtaking sunsets. The large screened-in porch with expanded patio for entertaining is just amazing. Most of the bedrooms are on the first floor, including the master and four others. Home is tastefully designed with built-ins in one of the bedrooms for an office and also in the master bedroom. Upstairs, there is a loft and huge bedroom/bonus room with a porch overlooking the golf course. The home has plantation shutters and a large kitchen with granite countertops and a full fridge and full freezer side by side. There is also a closet to store all of your wines. The home is just a bike ride to the clubhouse with a great pool and all of the gym amenities. The neighborhood has wonderful schools and parks and is close to shopping, theaters and restaurants.

Website & Video Tour: <http://bit.ly/7163nw123ave>

Furniture in home also available for purchase



Turnkey Pool Home in Heron Bay

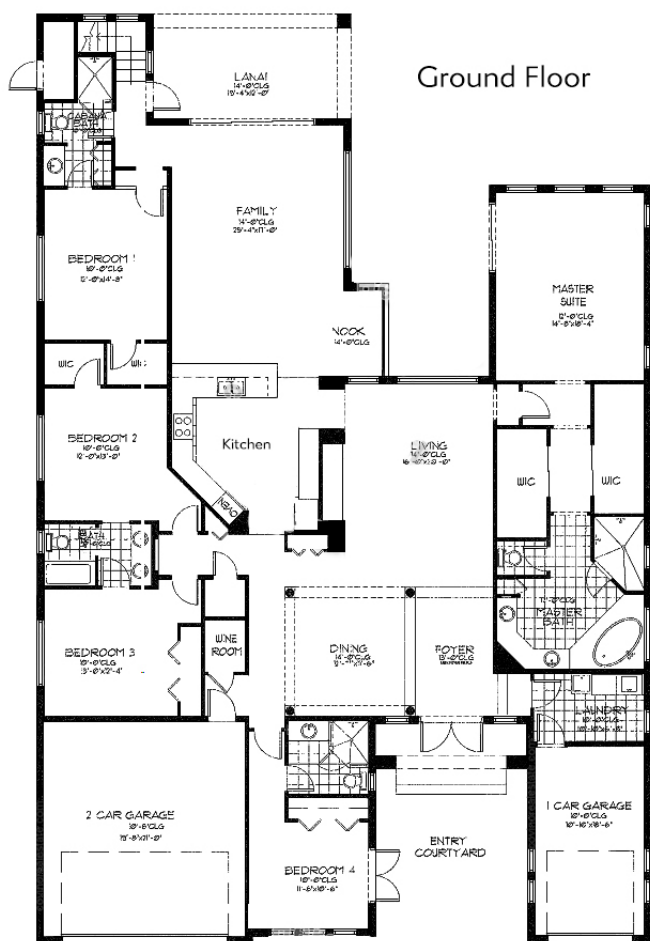
- Hurricane impact doors and windows or shutters throughout
- Generator
- Heated pool
- Upgraded lush landscaping
- Enhanced lighting in front and back of home
- Retractable awning for grilling/shade
- Plantation shutters
- Water and golf views





Kenley Floor Plan

Additional Features



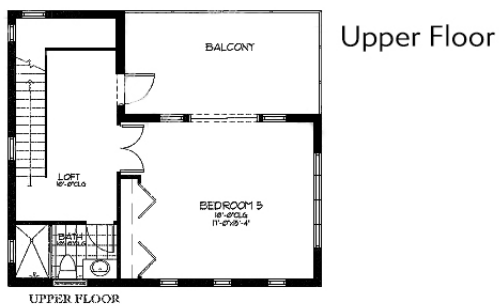
Exterior

- New roof completed in 2019
- Courtyard Entrance
- Circular Driveway
- Water fountains in front and back of home
- Expanded deck with screened-in sitting area
- Heated Pool Diamond Bright refinished in 2016
- Fruit Trees - Lemon and banana
- Fire pit
- Totally fenced-in yard
- Three air conditioners replaced in 2014
- Water heater replaced in 2016

Interior

- Custom built-in dry bar/fridge
- Additional custom built-ins throughout
- Formal living room and dining room
- Electronic blinds in family room and kitchen
- Wine closet
- Refrigerators replaced in 2016
- Touchless faucet & hot water dispenser in kitchen
- Kitchen backsplash replaced in 2016
- Hurricane impact French glass doors in bedroom
- Built-in custom storage cabinetry in garage
- Air duct cleaning and sanitation 2018
- Washer and dryer replaced in 2014

House maintained by professional lawn service, pool service, cleaning service and pest control service.



Love the furniture? It's for sale!
Give Melissa or Lea a call for more information.



7163 NW 123RD AVE, PARKLAND, FL 33321

AREA REPORT

CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within **3 miles**.

GYM	MEDICAL	CLEANERS	GAS	ATM
1.5 MILES	3.2 MILES	3 MILES	2.8 MILES	2.8 MILES
MOVIE THEATER	PHARMACY	COFFEE	GROCERIES	
4.8 MILES	2.8 MILES	2.7 MILES	2.8 MILES	

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SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **7 private schools** and **1 charter school** within **5 miles**.

PK-5	HERON HEIGHTS ELEMENTARY SCHOOL ASSIGNED	9 RATING
6-8	WESTGLADES MIDDLE SCHOOL ASSIGNED	9 RATING
9-12	MARJORY STONEMAN DOUGLAS HIGH SCHOOL ASSIGNED	9 RATING



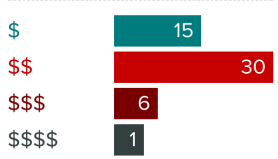
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FOOD REPORT

NEIGHBORHOOD EATS

This home is located near **45** moderately priced restaurants and has an **average** variety of cuisines.

53
★★★★+
WITHIN 5 MILES



GOOD EATS BY CATEGORY

ITALIAN	8
ASIAN	7
FAST FOOD	6
PIZZA	6
JAPANESE	5
STEAKHOUSES	3
BARS	3
FRENCH	3
DELIS	2

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OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	GOLF COURSE PARKLAND GOLF & COUNTRY CLUB	1.9 MILES
	DOG PARK LIBERTY PARK	2.7 MILES
	PARK EVERGLADES HOLIDAY PARK	20.3 MILES

