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**GLOBAL  
LUXURY**

South Florida Luxury Home Team  
Parkland Power Team



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7529 NW 117 Lane | Parkland, FL 33076  
6 bedrooms • 5 bathrooms • 3 Car Garage • Pool

Enjoy beautiful sunsets and amazing golf and lake views in this renovated Heron Bay home. Downstairs has marble flooring, 21 foot ceilings, crown molding and plantation shutters. The amazing chef's kitchen has 42" wood cabinets, granite counter tops, upgraded appliances, a breakfast nook and an area for a play room or an informal living room. There is a lovely wet bar with granite counters off of the living and dining room areas. The master bedroom overlooks the pool and has a gorgeous bathroom with separate his and her vanities, walk-in shower and jetted tub. The large fenced-in backyard has a pool and tropical landscaping. The home has accordion shutters. The pool was recently refinished and has a new light with color wheel. The neighborhood has wonderful schools and parks and is close to shopping, theaters and restaurants. Washer and dryer excluded from sale.

**Website & Video Tour: <http://bit.ly/7529nw117>**

## Recent Updates

- Swimming pool completely refinished with new glass tile, new pump, valves and new pool cleaner installed
- Professionally painted interior, including all trim, moldings, doors & closet
- New Mohawk Smart-Strand carpet, with top grade pad, installed in bonus room
- New wireless security system & CO2 detectors installed by ADT



# The Woodbriar II Floor Plan



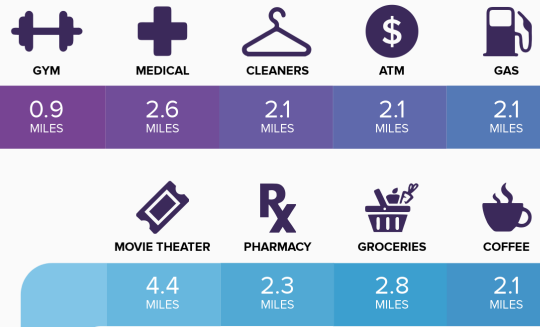


7529 NORTHWEST 117TH LANE, PARKLAND, FL 33076

**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**.

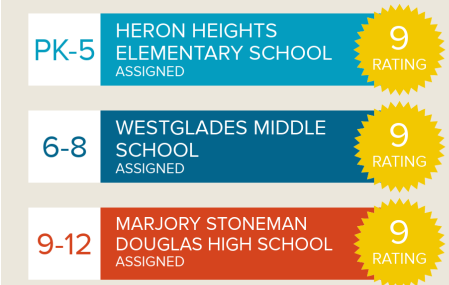


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**SCHOOL REPORT**

**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**.



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**FOOD REPORT**

**NEIGHBORHOOD EATS**

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

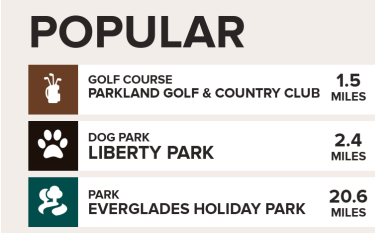


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**OUTDOOR REPORT**

**THE GREAT OUTDOORS**

This home is located near a variety of outdoor activities.



## Heron Bay of Parkland, FL



**Heron Bay** is located in the northwest corner of Broward County straddling the cities of Parkland & Coral Springs to the south and Boca Raton to the north. It has a strategic location next to the Sawgrass Expressway between Boca Raton and Fort Lauderdale and within minutes of the sparkling blue water and white sands of Deerfield Beach ocean. It is rare to find such a peaceful setting in the bustling area of South Florida. The city of Parkland area offers miles of equestrian trails meandering through wooded acreage making it a perfect place for the horse enthusiast.

Heron Bay is located across the street from the “green” Heron Heights Elementary School, which opened in August 2009 and primarily services students who live in the Heron Bay area. Heron Bay is only a short distance from West Glades Middle School and Stoneman Douglas High School. All of parkland schools are graded A.

Heron Bay is a gated community with 3 24-hour guard gated entrances. The community offers a variety of homes from town homes and condos to multi multi-million dollar estate properties. Residents enjoy country club amenities without having to join a private club. The Heron Bay Commons clubhouse offers a swimming pool, spa, fitness facilities, indoor racquetball court, saunas, tennis courts and 2 tennis pros and a club room available for resident's events.

The newer Plaza Del Lago Clubhouse is located next to the north entrance. It is a residents-only club with 30,000 square feet of amenities such as basketball, state of the art gym, aerobics classes, spa treatments, children's play areas including a waterpark area and a grand resort style pool.

There is a public championship TPC 18 hole golf course throughout the Heron Bay community. The course was famous for hosting the Honda Classic golf tournament for years. You can choose to pay for daily play or become a member and have unlimited play for a low annual fee. The pro shop offers many choices in the latest golf wear and there is onsite golf pros available for lessons. Heron Bay has become an incredibly popular community in South Florida with a high income per household and a median age in the mid 30- 45 3- 4 kids. Many professionals choose to locate here because of the excellent A-rated public school system and the commuter friendly location all of the local parks and a city geared towards kids.

With Coral Springs located to the south and Boca Raton to the north, Parkland and Heron Bay enjoy a large variety of shopping and restaurant choices. Both cities can be reached in an easy 10 minute drive. Boca Raton has the Boca Town Center with Neiman Marcus, Nordstrom, Saks Fifth Avenue, Bloomingdale's Macy's and every boutique store you can imagine. Coral Springs Mall offers Macy's, Kohl's, J C Penney and many small retailers.

When thinking of relocating to South Florida consider Heron Bay as one of your top choices of communities. It offers a relaxed lifestyle that gives you the best qualities of city living without all the negatives. Without a doubt Heron Bay has become the place to live in Broward County. It is rare to find a non-country club community with such low monthly fees that offers all that Heron bay has.