



**MIR**

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11015 Watercrest Circle East | Parkland, FL 33076

5 bedrooms • 5 bathrooms • 3 Car Garage • Pool

WELCOME TO YOUR DREAM HOME. THIS 5 BEDROOM HOME IS LOCATED IN THE DESIRABLE COMMUNITY OF WATERCREST. WITH OVER \$250,000 IN UPGRADES, THIS HOME IS MOVE IN READY. IT FEATURES AN OPEN FLOOR PLAN, 5 BEDROOMS, 4.5 BATH AND A LOFT. PRIVATE BACKYARD WITH A POOL, MANICURED LANDSCAPING, A 3 CAR GARAGE AND A MASTER BEDROOM WITH HIS AND HERS BATH, WALK-IN SHOWER AND TUB. AS A WATERCREST RESIDENT, YOU WILL HAVE ACCESS TO THE CLUBHOUSE AMENITIES AS WELL AS ALL THE SOCIAL COMMUNITY EVENTS LIKE "HALLOWEEN IN WATERCREST" KNOWN TO BE ONE OF THE BEST IN THE CITY.





## 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 **4** miles.



GYM

MEDICAL

GROCERIES

ATM

CLEANERS



2.6 MILES

3.7 MILES

2.8 MILES

2.8 MILES

3.3 MILES



MOVIE THEATER



PHARMACY



GAS



COFFEE

5.1 MILES

3.4 MILES

3.3 MILES

3.3 MILES

## SCHOOL REPORT

### SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **10** private schools and **1** charter school within **5** miles.

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



## FOOD REPORT

### NEIGHBORHOOD EATS

This home is located near **40** moderately priced restaurants and has an **average** variety of cuisines.

**45**

★★★★+  
WITHIN 5 MILES

\$	13
\$\$	27
\$\$\$	2
\$\$\$\$	1

#### GOOD EATS BY CATEGORY

PIZZA	6
ITALIAN	5
JAPANESE	4
FAST FOOD	4
ASIAN	4
INTERNATIONAL	4
STEAKHOUSES	3
FRENCH	2
DELIS	2

## OUTDOOR REPORT

### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

### POPULAR

GOLF COURSE PARKLAND GOLF & COUNTRY CLUB	1.6 MILES
DOG PARK BARKLAND	2.7 MILES
PARK LIBERTY PARK	2.9 MILES



# Watercrest of Parkland, FL



The **Watercrest** Community is located in Parkland in the 33076 zip code, west of Coral Ridge - Knob Hill Road and north of Hillsboro, but south of Boca Raton. There are approximately 589 homes in Watercrest, ranging in square feet from about 2,000 to over 6,000 under air. This wonderful, kid friendly community with top of the line schools has 24-hour guards and an amazing focal point called the Pier House, sitting at the top of the 150-acre lake, which is at the center of the community.

Homeowners at Watercrest enjoy tennis, basketball, large resort style pool and a state of the art gym. There is an activity room, tot lot and splash pool for the kids. The Pier at the club and the cabanas are just a few of the wonderful added benefits. We cannot forget the outdoor canopied BBQ, loads of clubs and groups like cookie exchange and Pilates, just to name a few.



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