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**GLOBAL
LUXURY®**

South Florida Luxury Home Team
Parkland Power Team



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

PRICE REDUCED OVER 50K. Just revamped - better than new! Brand new roof, many impact windows & doors. Enjoy water & golf course views with breathtaking sunsets. Expanded patio around the salt water heated pool. 5 bedrooms on the 1st floor, including the master wing. Home has been professionally decorated & re-designed. Stone wall in family room for your over sized TV. 2 Refrigerators. Double ovens, wine closet & wine cooler. Home includes generator and is loaded with storage closets. Very high ceilings very bright & light, LED lights throughout. Upstairs, there is a loft & huge bedroom/bonus room w/ porch overlooking the golf course. Just a bike ride to the clubhouse with a great pool and all of the gym amenities. Enjoy wonderful schools & parks, & theaters and shops.

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





 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 |

