



**Sandy Maxham**  
Sales Associate  
sandy.maxham@claudiasmh.com  
941-447-6001

## 2037 LAKESIDE

Country Lakes II  
6201 US HWY 41N, Palmetto, Florida 34221  
**Price: \$59,900**

6 MONTHS FREE RENT!!!!!! So bright, open and completely done over. You must see this house, very tastefully done. Color palette is neutral light gray and white. Interior updates include: all freshly painted and flooring throughout. Nice curb appeal, private back yard, near the Clubhouse and a great floor plan. Also 2 screened lanai's, one 12'x11', the other on the side off the kitchen is 12'x12'. There is Vinyl Plank Flooring throughout this house and truly beautiful. Vinyl tile in the bathrooms, new water saving commodes, sinks, faucets, light fixtures, fans and many more upgrades. Nothing to do but move in. The living room is bright, has new furniture, plenty of wall space and sliding doors leading out onto the front lanai. Just open the sliders and bring in the outdoors. The kitchen has 2 openings leading into the living room, several cabinets, a portable island, plenty of counter space and nice appliances. and a dining area is plenty big enough for entertaining. The oversized master bedroom has a huge walk in closet, a bathroom with lots of counter space and 2 linen closets and a separate area for the shower and commode. The guest room is also larger than most and the guest bathroom is just across the hall and a closet for the washer and dryer. The oversized shed offers lots of shelving, a separate area for a great work shop and a back door to enjoy the nice, private yard. There is a utility sink and plumbing for your washer and dryer if you choose to have it in the shed rather than inside. How nice you have a choice. Nothing to do but move in and enjoy your home without the stress and expense of remodeling.

### PROPERTY FEATURES

Available from:	02-10-2017	Porch 1 Size:	12X12	Microwave:	Yes
Sign location:	Window	Porch 1 Raised :	Yes	Dishwasher:	Yes
Title location:	Owner	Porch 1 Screened:	Yes	Disposal:	No
Owner financing:	No	Porch 2 Size:	12X11	Washer:	Yes
Park Monthly Fee:	\$641	Porch 2 raised:	No	Dryer:	Yes
Monthly Fee Includes:	Mowing	Porch 2 Screened:	No	Washer & Dryer Loc.:	House
Share available:	No	Roof:	Shingle	Hook-up Loc.:	Shed
Sublease:	No	Siding:	Vinyl	Electric:	Circuit Breaker
Waterfront:	No	Skirting:	Stone	Electric Meter Loc.:	Guest room
Gulf access:	No	Sheds:	2	Electric Service Loc.:	out back
Dock:	No	Pool:	Yes	Heating:	Electric
Year built:	1987	Pool Heated:	Yes	Cooling:	Central
House length (ft):	44	Pets allowed:	Yes	Thermostat Loc.:	Living Room
House width (ft):	26	Pet section:	Yes	Water:	Municipal
Carport:	1 car	Pet Weight Limit (lbs):	40	Water Heater:	Electric
Serials:	2	Furnished:	Partially	Water Heater Loc.:	Guest Bath
Serial #1:	FLFLBF2AG483208791	Fridge Type:	Frost Free	Termite Contract:	Yes
Serial #2:	LFLBF2BG483208791	Stove:	Electric	Pest Control Contract:	Yes
Porches:	2				
Miscellaneous Items: Pots, Blinds, Drapes, Glassware, Utensils, Dishes, Pans					

### INVENTORY LIST

Furniture Included All Accessories do not go with purchase of house. They are personal items.

INFORMATION HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED

