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## 204 SUNRISE COURT

Leisure Lake Co-op, Inc.  
2900 8th Ave W., Palmetto, Florida 34221  
**Price: \$58,500**

A true beauty on a large wooded lot in one of the most preferred parks in Manatee County. This sunny and bright 2 bedroom, 1 bath sleeps 8 people for all those out of town guests you will have that will enjoy the park's amenities. There is Central H/A throughout the home including a 10 x 46 addition of a family room, utility room and the second bedroom and workshop. The nicely landscaped lot is surrounded on 3 sides by "never to be sold lots" giving it a very spacious location with established trees plus a spacious beautiful patio and 2 car attached carport. A must-see turnkey home.

### PROPERTY FEATURES

Available from:	04-01-2018	Serials:	1	Washer:	Yes
Sign location:	Planter	Serial #1:	5565	Dryer:	Yes
Title location:	Owner	Roof:	Rubber Membrane	Washer & Dryer Loc.:	House
Owner financing:	No	Siding:	Aluminum-Metal	Hook-up Loc.:	House
Park Monthly Fee:	\$147	Skirting:	Brick	Electric:	Fuse
Monthly Fee Includes:	Water ,Mowing ,Trash ,Sewer	Pool:	Yes	Electric Meter Loc.:	Rear
Share available:	Yes	Pool Heated:	Yes	Electric Service Loc.:	Master bedroom
Waterfront:	No	Pets allowed:	No	Heating:	Heat Pump
Gulf access:	No	Pet section:	Yes	Cooling:	Central
Dock:	No	Furnished:	Yes	Thermostat Loc.:	Hallway
Year built:	1966	Fridge Type:	Frost Free	Water Turn-On Loc.:	Rear
Make:	Park	Stove:	Electric	Water Heater:	Electric
House length (ft):	46	Microwave:	Yes	Water Heater Loc.:	Laundry room
House width (ft):	22	Dishwasher:	Yes	Termite Contract:	No
Add-on:	Yes	Disposal:	No	Pest Control Contract:	No
Carport:	2 car				
Miscellaneous Items: Pots, Utensils, Dishes, Pans, Blinds, Drapes, Towels, Linens, Glassware					

### INVENTORY LIST

All furniture (3 lounge chairs, sofa/bed, flat TV, lamps and tables), beds and dressers, wall hangings throughout; console TV, futon and large desk in family room; portable dishwasher, refrigerator, electric stove; washer/dryer and 2 small fridges in utility room; tools and lawn tools and patio furniture. All household items including full set of dishes, cookware, silver and utensils, small appliances, linens and towels.

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

