



**Sue Meyer**

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## 206 COUNTRY LAKES BLVD

Country Lakes Village  
5700 Bayshore Rd, Palmetto, Florida 34221

**Price: \$59,000**

PRICE REDUCTION FOR QUICK SALE! VERY LARGE OPEN FLOOR PLAN - 1300+ SQ FT. THE PERFECT HOME FOR ENTERTAINING EITHER INSIDE OR OUTSIDE ON THE PATIO (10X15) OVERLOOKING THE LAKE. THIS 2 BEDROOM/ 2 BATH HAS A LARGE CENTRAL KITCHEN, A FORMAL LIVING AREA AS WELL AS A CASUAL CONVERSATION AREA AJJOINING THE KITCHEN. A LARGE ENCLOSED LANAI (15X15) OVERLOOKS THE OUTSIDE PATIO AND ONE OF THE TWO LAKES IN THIS HIGHLY RATED PARK. A BRAND NEW MEMBRANE ROOF & VAPOR BARRIER WILL LAST FOR YEARS SO YOU FACE NO MAJOR REPAIRS IN THE NEAR FUTURE. THIS HOME OFFERS PLENTY OF STORAGE INSIDE, AS WELL AS IN THE OVERSIZED SHED (7X17) ADJACENT TO THE DOUBLE DRIVEWAY WITH PARKING FOR 4 CARS. COUNTRY LAKES VILLAGE OFFERS MANY AMMENITIES AND ACTIVITIES FOR THE ENJOYMENT OF THEIR RESIDENTS- HEATED POOL, SHUFFLEBOARD, TENNIS, CARD CLUBS, CRAFT GROUPS, TRAVEL GROUPS, POTLUCKS, COFFEE MORNINGS - PLUS CONVENIENCE TO INTERSTATE ACCESS, CHURCHES & SHOPPING, ALL IN A COUNTRY SETTING. CALL SUE MEYER (941) 518-1160 SOON TO SCHEDULE YOUR APPOINTMENT

### PROPERTY FEATURES

Available from:	00-00-0000	Porch 1 Size:	15X15	Disposal:	Yes
Sign location:	Window	Porch 1 Raised :	Yes	Washer:	Yes
Title location:	Owner	Porch 1 Screened:	No	Dryer:	Yes
Owner financing:	No	Roof:	Rubber Membrane	Washer & Dryer Loc.:	Shed
Park Monthly Fee:	\$683	Siding:	Vinyl	Hook-up Loc.:	Shed
Monthly Fee Includes:	Mowing	Skirting:	Brick	Electric:	Circuit Breaker
Share available:	No	Sheds:	1	Electric Meter Loc.:	SIDE OF HOUSE
Sublease:	Yes	Shed 1 Size:	7X17	Electric Service Loc.:	MASTER BEDROOM
Waterfront:	Yes	Pool:	Yes		
Gulf access:	No	Pool Heated:	Yes	Heating:	Central
Dock:	No	Pets allowed:	No	Cooling:	Central
Year built:	1983	Pet section:	No	Thermostat Loc.:	KITCHEN
Make:	PRES	Furnished:	Partially	Water:	Municipal
House length (ft):	56	Fridge Type:	Frost Free	Water Turn-On Loc.:	CARPORT
House width (ft):	24	Stove:	Electric	Water Heater:	Electric
Carport:	4 car	Microwave:	No	Termite Contract:	No
Porches:	1	Dishwasher:	Yes	Pest Control Contract:	No

### INVENTORY LIST

FURNITURE NEGOTIABLE.- ALSO HOT TUB SELLER TO TAKE PERSONAL ITEMS & ACCESSORIES

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

