



Gail Stickner

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2096 CHEERFUL COURT

Country Lakes II
6201 US HWY 41N, Palmetto, Florida 34221
Price: \$43,900

NEW PRICE . . . 2096 Cheerful Court is on a quiet street, in a great neighborhood. It has a nice open floor plan that is being sold partially furnished but lots of nice furniture stays.. The livingroom has been opened to include the front lanai, making a great TV room. It has newer AC/Heat, washer, dryer, and in home speaker wiring has been updated. It also has cable TV access in every room, even the screen lanai. The kitchen has lots of room to prepare meals and cabinetry provides plenty of storage space. This is a very comfortable home and a great place to call your home. The new asking price is \$43,900. Country Lakes Village II is a great, very active community. Golf leagues, card groups, tennis, pickle ball, shuffle board, not to mention dinner clubs, and lunch groups abound. It is located a mile from I-275 and I-75, just minutes from Tampa, Bradenton, Sarasota, St. Pete, and Anna Maria Island Beaches. It is pet friendly allowing 2 dogs up to 40 pounds each, that will love the fenced dog park. Call Gail Stickner at 814-273-3344 for more details.

PROPERTY FEATURES

Sign location:	Window	Porch 1 Raised :	Yes	Microwave:	Yes
Title location:	Owner	Porch 1 Screened:	Yes	Dishwasher:	Yes
Owner financing:	No	Porch 1 Vinyl sliders:	Yes	Disposal:	Yes
Park Monthly Fee:	\$627	Porch 2 Size:	12 X16	Washer:	Yes
Monthly Fee Includes:	Mowing	Porch 2 raised:	No	Dryer:	Yes
Share available:	No	Porch 2 Screened:	Yes	Washer & Dryer Loc.:	Shed
Sublease:	Yes	Roof:	Shingle	Hook-up Loc.:	Shed
Waterfront:	No	Siding:	Aluminum-Metal	Electric:	Circuit Breaker
Gulf access:	No	Skirting:	Stone	Electric Meter Loc.:	Back of home
Dock:	No	Sheds:	1	Electric Service Loc.:	Guest Bedroom
Year built:	1988	Shed 1 Size:	7 X12	Heating:	Central
Make:	Flee	Pool:	Yes	Cooling:	A/C
House length (ft):	44	Pool Heated:	Yes	Thermostat Loc.:	Hall
House width (ft):	26	Pets allowed:	Yes	Water:	Municipal
Carport:	2 car	Pet section:	No	Water Turn-On Loc.:	carport
Serials:	2	Pet Weight Limit (lbs):	40	Water Heater:	Electric
Serial #1:	FLFLH33A11184BA	Furnished:	Partially	Water Heater Loc.:	shed
Serial #2:	FLFLH33B11184BA	Fridge Type:	Frost Free	Termite Contract:	No
Porches:	2	Stove:	Electric	Pest Control Contract:	No
Porch 1 Size:	10 X20				
Miscellaneous Items: Pots, Blinds, Drapes, Towels, Linens, Glassware, Utensils, Dishes, Pans					

INVENTORY LIST

Furniture that stays: LR:Sectional sofa, coffee and lamp table, wicker trunks, wall mounted shelf, lamps.Lanai: all tables,lamps, floor lamp, sofa, leather recliner. Master bdrm:Tall Dresser, King bed,cedar chest,antique chair, small table,white chair.Guest Bedrm: futon, computer desk, white table, lamp,desk chair. Screened lanai: TV and all furniture stays. Blue stickers on furniture that DOES Not stay.

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

