



**Gail Stickner**

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## 2009 LAKESIDE BLVD.

Country Lakes II  
6201 US HWY 41N, Palmetto, Florida 34221  
**Price: \$25,900**

The motivated seller has reduced the price to \$25,900. This is a cute home with many updates and ready to move into. Peace and serenity abounds at 2009 Lakeside Blvd. The lanai, at the back of the home, faces into the wooded perimeter of the community. What a lovely place to relax and enjoy the gentle breezes drifting by. The home has newer interior paint with updated appliances in the kitchen, including a wall mounted microwave, over the stove. Nice furniture in the LR, DR, and the Lanai features matching leather sofa, loveseat, chair and ottoman. The bedrooms will be unfurnished. This is a nice home, on a quiet street, located in great community. It is leased land and is being sold for the asking price of \$32,000. Country Lakes Village II is located off US Hwy 41N, one mile of I-275 and one mile west of I-75. A great location to reach St. Pete, Sarasota, Bradenton, and Anna Maria Beaches in minutes. Country LakeVillage II is pet friendly and even has a dog park. So bring up to two 40 pound dogs and enjoy life in paradise. Call Gail Stickner at 814-273-3344, for details and to view this home.

### PROPERTY FEATURES

Sign location:	Window	Porches:	1	Dishwasher:	Yes
Title location:	Owner	Porch 1 Size:	12X12	Disposal:	Yes
Owner financing:	No	Porch 1 Raised :	No	Washer:	Yes
Park Monthly Fee:	\$627	Porch 1 Screened:	Yes	Dryer:	Yes
Monthly Fee Includes:	Mowing	Porch 1 Vinyl sliders:	Yes	Washer & Dryer Loc.:	Shed
Share available:	No	Roof:	Shingle	Hook-up Loc.:	Shed
Sublease:	Yes	Siding:	Aluminum-Metal	Electric:	Circuit Breaker
Waterfront:	No	Skirting:	Stone	Electric Meter Loc.:	Back of home
Gulf access:	No	Sheds:	1	Electric Service Loc.:	Master bedroom
Dock:	No	Shed 1 Size:	10X8	Heating:	Central
Year built:	1990	Pool:	Yes	Cooling:	Central
Make:	Flee	Pool Heated:	Yes	Thermostat Loc.:	Hall
House length (ft):	42	Pets allowed:	Yes	Water:	Municipal
House width (ft):	26	Pet section:	No	Water Turn-On Loc.:	Carport
Add-on:	No	Pet Weight Limit (lbs):	40	Water Heater:	Electric
Carport:	1 car	Furnished:	Partially	Water Heater Loc.:	Lanai
Serials:	2	Fridge Type:	Frost Free	Termite Contract:	No
Serial #1:	FLFLK32A11613SC	Stove:	Electric	Pest Control Contract:	No
Serial #2:	FLFLK32B11613SC	Microwave:	Yes		
Miscellaneous Items: Blinds, Drapes					

### INVENTORY LIST

LR:sectional sofa,wicker coffee table, wrought iron table and tall lamp, antique chair,1 lamp, end table, nesting end table, DR:high table and chairs, Lanai: Leather sofa, loveseat and chair/ ottman. green wicker table, brown chair, wicker TV stand( NO TV), wicker end table, marble top end table, wicker pineapple lamps, some decor stays. Kitchen: wall mounted microwave, newer dishwasher, Refrigerator, Bedroom furniture goes with owner..

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