



**Sue Meyer**  
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## 813 BANYAN DRIVE

Country Lakes Village  
5700 Bayshore Rd, Palmetto, Florida 34221  
**Price: \$48,500**

One of the largest floor plans in Country Lakes Village! This 1400+ sq ft home offers all the living space you could ask for - Plus it has an added enclosed porch that is heated & air conditioned. 2 walk in closets, a bank of built in cabinets and an oversized shed provide more than adequate storage. The mechanics of this house have recently been updated -- new membrane roof in 2018, new air conditioner in 2015 and a new vapor barrier in 2015 as well. You will face no large expenditures for these items. The kitchen has newer cabinets, appliances & countertops. AND this highly rated 55+ park offers the best of the Florida lifestyle we all love. There are so many activities -- tennis, shuffleboard, bocce ball, heated pool & hot tub, 2 large lakes for fishing or wildlife viewing and numerous craft clubs and social outings. This park is also convenient to beaches, churches, shopping and interstate access. COME VISIT US SOON & EXPERIENCE ALL OF THIS! Call Sue to schedule your visit (941)518-1160

### PROPERTY FEATURES

Available from:	15-10-2018	Carport:	2 car	Disposal:	No
Sign location:	Window	Porches:	1	Washer:	Yes
Title location:	Owner	Porch 1 Raised :	Yes	Dryer:	Yes
Owner financing:	No	Roof:	Rubber Membrane	Washer & Dryer Loc.:	Shed
Park Monthly Fee:	\$637	Siding:	Aluminum-Metal	Hook-up Loc.:	Shed
Monthly Fee Includes:	Mowing	Skirting:	Brick	Electric:	Circuit Breaker
Share available:	No	Sheds:	1	Electric Meter Loc.:	side of home
Sublease:	Yes	Pool:	Yes	Heating:	Electric
Waterfront:	No	Pool Heated:	Yes	Cooling:	Central
Gulf access:	No	Pets allowed:	No	Thermostat Loc.:	fam room/office
Dock:	No	Pet section:	No	Water:	Municipal
Year built:	1985	Furnished:	Yes	Water Heater:	Electric
Make:	Sand	Fridge Type:	Frost Free	Water Heater Loc.:	office
House length (ft):	56	Stove:	Electric	Termite Contract:	Yes
House width (ft):	26	Microwave:	Yes	Pest Control Contract:	Yes
Add-on:	Yes	Dishwasher:	Yes		

Miscellaneous Items: Pots, Pans, Blinds, Drapes, Towels, Linens, Glassware, Utensils, Dishes

### INVENTORY LIST

Most furnishings will stay. Exact list to be determined

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