



**Gail Stickner**

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## 2113 LAKESIDE BLVD

Country Lakes II  
6201 US HWY 41N, Palmetto, Florida 34221  
**Price: \$120,000**

Here is a well loved 26X 44 home with the Co-op share included in the price. It has a nice raised front lanai and spacious carport. A new insulated, rubberized roof and Tie Downs were installed in 2018, New Heat Pump/AC in 2017 and newer hot water heater as well. The open floor plan has a nice kitchen with lots of counter space, newer refrigerator, and dishwasher. The Master Bedroom is large enough to accommodate 2 queen size beds: the adjoining Master Bath features a shower, the hall bath has a Tub/Shower. Guest Bedroom is a generous size with queen bed and dresser. The utility room is 10x12 and has newer washer/dryer plus a laundry sink and an extra Full Sized Refrigerator. The home comes completely furnished with nice furniture. Call Gail Stickner at 814-273-3344, for more details and to view this nice clean move-in ready home. It comes complete with pineapples growing in the front yard! Asking Price is \$120,000 but negotiable. The price includes the much sought after Co-op share. Country Lakes II is a friendly, active community with lots of activities, from card games, to pickle ball, tennis, golf, exercise groups, etc. Yes, you can bring two dogs up to 40 pounds. Why wait-- call now. It won't last long. Co-op share homes don't come up too often.

### PROPERTY FEATURES

Available from:	16-04-2019	Serial #1:	FLFLK33A12687BA	Washer:	Yes
Sign location:	Window	Serial #2:	FLFLK33B12687BA	Dryer:	Yes
Title location:	Owner	Roof:	Rubber Membrane	Washer & Dryer Loc.:	Shed
Owner financing:	No	Siding:	Aluminum-Metal	Hook-up Loc.:	Shed
Park Monthly Fee:	\$245	Skirting:	Stone	Electric:	Circuit Breaker
Monthly Fee Includes:	Mowing	Sheds:	1	Electric Meter Loc.:	Back of Home
Share available:	Yes	Shed 1 Size:	10X12	Electric Service Loc.:	Guest Bedroom
Sublease:	Yes	Pool:	Yes	Heating:	Heat Pump
Waterfront:	No	Pool Heated:	Yes	Cooling:	Central
Gulf access:	No	Pets allowed:	Yes	Thermostat Loc.:	Hall
Dock:	No	Pet section:	No	Water:	Municipal
Year built:	1990	Pet Weight Limit (lbs):	40	Water Turn-On Loc.:	Carport
Make:	FLEE	Furnished:	Yes	Water Heater:	Electric
House length (ft):	44	Fridge Type:	Frost Free	Water Heater Loc.:	Opens into Shed
House width (ft):	26	Stove:	Electric	Termite Contract:	Yes
Add-on:	Yes	Microwave:	Yes	Pest Control Contract:	Yes
Carport:	2 car	Dishwasher:	Yes		
Serials:	2	Disposal:	Yes		

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

### INVENTORY LIST

LR: Matching sofa/loveseat, 2 recliners, rocker/stool, new 2019 TV, desk, rattan coffee & tables, wine rack, floor lamp, antique stand.  
DR: table with 15" leaf, 6 chairs. Lanai: table/ 4 swivel chairs, leather chair/footstool TV with stand, TV tables, small table, large cabinet, wicker hamper. Guest Bedroom: Matching French Provencal Queen bed, dresser/mirrors, nitestand/lamp, glass front shelf, chair. Master Bedroom: Matching Queen bed, triple dresser/mirror double dresser/mirror. 2 nite stands 2 lamps plus another queen bed. 4 folding chairs, wicker hamper, step stool. Laundry/ shed: new washer/dryer. patio glass top table/4chairs.

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