



**Miguel Fleischauer**

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## 5360 SW COURT

Everglades Lakes  
2900 SW 52nd Avenue, Davie, Florida 33314  
**Price: \$35,000**

**PRICE REDUCED!** What's the best thing about this house? Everything! This 1680 sq. ft. home has been completely rebuilt and renovated with tender care and attention to detail. Featuring a creative personalization of color, space and light – it feels like it was made just for you! Everything has its place and space with a customized floor plan including an open kitchen, large living room, a den or office space and a huge interior deck with outdoor/indoor access that's perfect for entertaining guests, enjoying a leisurely day of reading and relaxation or even as a large third room. This 2 Bed/2 Bath also features a master suite bathroom with two sinks and a full bath as well as central AC/heating. Just minutes away from I-595 and SR 84, Turnpike, University Dr. this home is surrounded by top-rated restaurants and is a short drive from Hardrock café and casino as well as many beautiful parks. This home is nestled in a quiet and safe 55+ park that boasts 24 hr gated security and excellent amenities including two pools and whirlpool, a fitness center, waterfront picnic areas and sports courts in addition to planned community social events and outings. At this price this opportunity won't last, call us today!

### PROPERTY FEATURES

|                       |                      |                         |                |                        |                 |
|-----------------------|----------------------|-------------------------|----------------|------------------------|-----------------|
| Sign location:        | Yard                 | Porches:                | 1              | Dishwasher:            | Yes             |
| Title location:       | Owner                | Porch 1 Size:           | 12x10          | Disposal:              | No              |
| Owner financing:      | No                   | Porch 1 Raised :        | Yes            | Washer:                | Yes             |
| Park Monthly Fee:     | \$934                | Porch 1 Screened:       | No             | Dryer:                 | Yes             |
| Monthly Fee Includes: | Mowing ,Trash ,Sewer | Porch 1 Enclosed:       | Yes            | Washer & Dryer Loc.:   | Shed            |
|                       |                      | Roof:                   | Metal          | Hook-up Loc.:          | Shed            |
| Share available:      | No                   | Siding:                 | Aluminum-Metal | Electric:              | Circuit Breaker |
| Sublease:             | Yes                  | Skirting:               | Vinyl          | Electric Meter Loc.:   | outside         |
| Waterfront:           | No                   | Sheds:                  | 1              | Electric Service Loc.: | outside         |
| Gulf access:          | No                   | Shed 1 Size:            | 10x10          | Heating:               | Central         |
| Dock:                 | No                   | Pool:                   | Yes            | Cooling:               | A/C             |
| Year built:           | 1973                 | Pool Heated:            | Yes            | Thermostat Loc.:       | living room     |
| Make:                 | FASH                 | Pets allowed:           | Yes            | Water:                 | Municipal       |
| House length (ft):    | 56                   | Pet section:            | No             | Water Turn-On Loc.:    | inside          |
| House width (ft):     | 38                   | Pet Weight Limit (lbs): | 25             | Water Heater:          | Electric        |
| Add-on:               | Yes                  | Furnished:              | Partially      | Water Heater Loc.:     | inside          |
| Carport:              | 3 car                | Fridge Type:            | Regular        | Termite Contract:      | No              |
| Serials:              | 2                    | Stove:                  | Electric       | Pest Control Contract: | No              |
| Serial #1:            | 13097033031A         | Microwave:              | No             |                        |                 |
| Serial #2:            | 13097033031B         |                         |                |                        |                 |
| Miscellaneous Items:  | Blinds, Drapes       |                         |                |                        |                 |

### INVENTORY LIST

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

