



Gail Stickner

Real Estate Sales Associate
gail.stickner@claudiasmh.com
814-273-3344

LOT 2105
Country Lakes II
6201 US HWY 41N, Palmetto, Florida 34221
Price: \$110,000

This move-in ready home has sparkling ceramic tile floors from kitchen, hall, to bathrooms. A open floorplan with nice neutral paint colors and cathedral ceiling gives a light, airy feel. The lanai opens off the livingroom to make an even larger living space. The bedrooms have newer laminate floors while the livingroom has nice updated Berber carpet. The new skylights, new replacement windows throughout, and a new AC/heat pump in 2018, make this a home to enjoy-- no expenses -- updates completed. The roof was new in 2009, inspected in the Fall of 2019, and in very good shape for years to come. All of this is located on a corner lot with the highly sought after Co-op share, included in the asking price of \$110,000. Bring your 40# dog or 2 and enjoy life in wonderful Country Lakes Village II. This is active community just a mile from I-275 and I-75. In minutes you can be at the beach on Anna Maria Island or St. Pete. Shop in Sarasota or Lunch in Bradenton. You are close to everything here. Call Gail Stickner Phone: 814-273-3344 to view this much loved home. Don't wait it won't last long.

PROPERTY FEATURES

Available from:	25-02-2020	Porches:	1	Dishwasher:	Yes
Sign location:	Window	Porch 1 Size:	16X118	Disposal:	Yes
Title location:	Owner	Porch 1 Raised :	Yes	Washer:	Yes
Owner financing:	No	Porch 1 Screened:	Yes	Dryer:	Yes
Park Monthly Fee:	\$245	Porch 1 Vinyl sliders:	Yes	Washer & Dryer Loc.:	Shed
Monthly Fee Includes:	Mowing	Porch 1 Enclosed:	Yes	Hook-up Loc.:	Shed
Sublease:	Yes	Roof:	Shingle	Electric:	Circuit Breaker
Waterfront:	No	Siding:	Aluminum-Metal	Electric Meter Loc.:	BACK OF HOME
Gulf access:	No	Skirting:	Stone	Electric Service Loc.:	Masterbedrm Closet
Dock:	No	Pool:	Yes		
Year built:	1988	Pool Heated:	Yes	Heating:	Heat Pump
Make:	Broo	Pets allowed:	Yes	Cooling:	Central
House length (ft):	42	Pet section:	No	Thermostat Loc.:	Hall
House width (ft):	26	Pet Weight Limit (lbs):	40	Water:	Municipal
Carport:	2 car	Furnished:	Partially	Water Turn-On Loc.:	at meter or side of home Easy St side
Serials:	2	Fridge Type:	Frost Free		
Serial #1:	FLFLK32A10308BF	Stove:	Electric	Water Heater:	Electric
Serial #2:	FLFLK32B10308BF	Microwave:	Yes	Water Heater Loc.:	Hall Bathrm Closetx
				Termite Contract:	Yes
				Pest Control Contract:	Yes

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

INVENTORY LIST

LR: Bamboo sofa table/ 2 lamps, curio cab.,2 leather electric lift chairs, 60"TV,Decorative Palm tree, torchier,glass end table, DR: Glass top bamboo table, 3 chairs,,small corner shelf, Lanai:Bamboo loveseat, end tables, recliner, 2 nite stands, Upright Fun with remote, 2 straight back chairs, 2 bamboo end tables, Master Bdrm Ensuite: Queen Beautyrest bed, dresser/mirror, 2 night stands with lamps. Guest Bedroom: Wall mounted 27" TV. Utility Room: newer Maytag washer and dryer, laundry tub. Additional storage: Free standing metal shed at back of home. 6'x8'.

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

