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## 2103 CHEERFUL COURT

Country Lakes II  
6201 US HWY 41N, Palmetto, Florida 34221  
**Price: \$32,000**

MOVE RIGHT IN! Check out this well kept house on an oversized lot and PET FRIENDLY! Although a smaller place, 24'X32', this house is wide open, bright, lots of cabinets in the kitchen, plenty of room around the dining room table and opened into the living room with rattan furniture, a new Lazyboy lift chair, with sliding doors going out onto the 8'X10' lanai with a tiled floor, all screened, on the front of the house and with wonderful neighbors around you. The master bedroom has new furniture and Queen mattress, a completely done over bathroom with a tiled walk-in tiled shower, new vanity, linen closet and a good sized closet. The guest bedroom also has a new full size mattress and a good size closet and right next to the main bathroom. Both bedrooms have new window shades and new floors. The kitchen, living room, dining room and hallway is all tiled. Truly a very nice house, turn key, so all you have to do is move in. We have an excellent suburban location, so convenient to Bradenton and Sarasota and just a few miles from the Gulf! AND a great Community with so many activities to attend. It's easy living for sure . . . the active and friendly way.

### PROPERTY FEATURES

Sign location:	Window	Porch 1 Size:	9'X11'	Dishwasher:	No
Title location:	Owner	Porch 1 Raised :	Yes	Disposal:	No
Owner financing:	No	Porch 1 Screened:	Yes	Washer:	Yes
Park Monthly Fee:	\$672	Porch 1 Vinyl sliders:	No	Dryer:	Yes
Monthly Fee Includes:	Mowing	Porch 1 Enclosed:	No	Washer & Dryer Loc.:	Shed
Share available:	No	Roof:	Shingle	Hook-up Loc.:	Shed
Sublease:	No	Skirting:	Brick	Electric:	Circuit Breaker
Waterfront:	No	Sheds:	1	Electric Meter Loc.:	Back Yard
Gulf access:	No	Shed 1 Size:	7'x12'	Electric Service Loc.:	Guest Room
Dock:	No	Pool:	Yes	Heating:	Central
Year built:	1989	Pool Heated:	Yes	Cooling:	A/C
Make:	BARR	Pets allowed:	Yes	Thermostat Loc.:	Livingroom Wall
House length (ft):	32	Pet section:	Yes	Water:	Municipal
House width (ft):	26	Pet Weight Limit (lbs):	40	Water Turn-On Loc.:	Carport
Carport:	3 car	Furnished:	Yes	Water Heater:	Electric
Serials:	2	Fridge Type:	Frost Free	Water Heater Loc.:	Guest Room Closet
Serial #1:	FLFLJ33A12163BA	Stove:	Electric	Termite Contract:	No
Serial #2:	FLFLJ33B12163BA	Microwave:	Yes	Pest Control Contract:	No
Porches:	1				
Miscellaneous Items: Pots, Pans, Dishes, Utensils, Glassware, Linens, Towels, Drapes, Blinds					

### INVENTORY LIST

Turn Key

