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## 2088 CHEERFUL COURT

Country Lakes II  
6201 US HWY 41N, Palmetto, Florida 34221  
**Price: \$99,900**

Are you looking for an active adult 55+ community that is PET FRIENDLY? Look no more! You will enter this home into an expansive living space featuring ceramic tile and plenty of Solar Shield, double hung, sliding hurricane rated windows with marble window sills which allows for lots of natural light. The kitchen has oak cabinets, lots of counter space and so many cupboards and a separate 10'x12' breakfast nook, perfect for a casual meal and in addition, there is a formal dining room with french doors leading into the Florida room. Great floor plan, located on a corner lot, nicely landscaped, over 1500 sq.ft. of living space, not including the 12'x15' air conditioned Florida Room off the 18x25' living room/dining room, or the 10'x16' screened-in lanai off the laundry room, for those times you would like to sit outside and enjoy our gorgeous, tropical weather. The master bedroom is 18'x18', with a huge bathroom and the 10'x13' guest room that has the convenience of the guest bath right across the hall. Both oversized bedrooms have walk-in closets with so much storage space. The 22'x10' utility shed has double doors in the back for you to drive your golf cart inside along with the door on the front for your work bench. More storage than you can imagine! Every homeowners wish! So many wonderful activities and wonderful people! This is a must see 5 star community.

### PROPERTY FEATURES

Available from:	28-11-2023	Porch 1 Screened:	Yes	Microwave:	Yes
Sign location:	Window	Porch 1 Vinyl sliders:	No	Dishwasher:	Yes
Title location:	Bank	Porch 1 Enclosed:	No	Disposal:	Yes
Owner financing:	No	Porch 2 raised:	No	Washer:	Yes
Park Monthly Fee:	\$1,298	Porch 2 Screened:	Yes	Dryer:	Yes
Monthly Fee Includes:	Mowing	Porch 2 Vinyl sliders:	No	Washer & Dryer Loc.:	House
Share available:	No	Porch 2 Enclosed:	No	Hook-up Loc.:	Shed
Sublease:	No	Roof:	Shingle	Electric:	Circuit Breaker
Waterfront:	No	Siding:	Aluminum-Metal	Electric Meter Loc.:	Back Corner
Gulf access:	No	Skirting:	Stone	Electric Service Loc.:	Laundry Room
Dock:	No	Sheds:	1	Heating:	Central
Year built:	1989	Shed 1 Size:	22X10	Cooling:	Central
Make:	Flee	Pool:	Yes	Thermostat Loc.:	Hallway
House length (ft):	54	Pool Heated:	Yes	Water:	Municipal
Add-on:	Yes	Pets allowed:	Yes	Water Turn-On Loc.:	Carport
Carport:	2 car	Pet section:	Yes	Water Heater:	Electric
Serials:	2	Pet Weight Limit (lbs):	40	Water Heater Loc.:	Utility Shed
Serial #1:	FLFLK32A10552BF	Furnished:	Partially	Termite Contract:	No
Serial #2:	FLFLK32B10552BF	Fridge Type:	Icemaker,Frost Free	Pest Control Contract:	No
Porches:	2				
Porch 1 Raised :	Yes	Stove:	Electric		
Miscellaneous Items: Pots, Pans, Blinds, Drapes, Towels, Linens, Glassware, Utensils, Dishes					

### INVENTORY LIST

BED, MISC CHAIRS

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