



**Sandy Maxham**  
Sales Associate  
sandy.maxham@claudiasmh.com  
941-447-6001

## 2104 CHEERFUL COURT

Country Lakes II  
6201 US HWY 41N, Palmetto, Florida 34221  
**Price: \$65,000**

Looking for a place that's wide open, over 1500 sq.ft. on a nice corner lot, in a Pet Friendly community! WELL, this is the house! It has a great floor plan, new energy efficient roofing with new skylights and extra insulation. The front living room is 12'X 26' carpeted with wall to wall built in cabinets, shelving, and plenty of storage which leads to the oversized dining area, perfect for entertaining. The kitchen has lots of cabinets, counter space and a panty/closet. The center island has the stove with a surrounding counter to sit at. Adjoining the kitchen is a 12'X12' den/family room, also with a built in cabinets, and a very nice screened lanai with jalousie windows. A great room to eat and enjoy the outdoors. Off the other side of the kitchen is another 23'X 12' screened lanai with vinyl sliders and into your 9'X 8' utility shed with a great work bench area. The 12'X14' master bedroom and bathroom completely remodeled, luxury vinyl flooring, bedroom completely done with sheet rock, bathroom totally done over with new vanity sink, commode, tiled shower, exhaust fan, and washer and dryer too. This room was taken down to exterior walls and new metal studs installed. The 12'X 11' guest bedroom also has luxury vinyl flooring, freshly painted, new slider door going into bathroom. Our Community has a great clubhouse with great events, and with so many wonderful people. This is a 5 star park just minutes from major expressways, and in close proximity to major airports, shopping, restaurants, churches, medical facilities, fishing, golf courses and Gulf beaches! A great buy and a lot of house!

### PROPERTY FEATURES

Available from:	08-04-2024	Porch 1 Raised :	Yes	Stove:	Electric
Sign location:	Window	Porch 1 Screened:	Yes	Microwave:	Yes
Title location:	Owner	Porch 1 Vinyl sliders:	Yes	Dishwasher:	Yes
Owner financing:	No	Porch 1 Enclosed:	Yes	Disposal:	No
Park Monthly Fee:	\$1,298	Porch 2 Size:	23x12	Washer:	Yes
Monthly Fee Includes:	Mowing	Porch 2 raised:	No	Dryer:	Yes
Share available:	No	Porch 2 Screened:	Yes	Washer & Dryer Loc.:	House
Sublease:	No	Porch 2 Vinyl sliders:	Yes	Hook-up Loc.:	Shed
Waterfront:	No	Porch 2 Enclosed:	No	Electric:	Circuit Breaker
Gulf access:	No	Roof:	Rubber Membrane	Electric Meter Loc.:	Back Yard
Dock:	No	Siding:	Aluminum-Metal	Electric Service Loc.:	Guest Room
Make:	BARR	Skirting:	Stone	Heating:	Central
House length (ft):	56	Sheds:	1	Cooling:	Central
House width (ft):	26	Shed 1 Size:	9.5x7.5	Thermostat Loc.:	Kitchen Wall
Add-on:	No	Pool:	Yes	Water:	Municipal
Carport:	2 car	Pool Heated:	Yes	Water Turn-On Loc.:	Side Lawn
Serials:	2	Pets allowed:	Yes	Water Heater:	Electric
Serial #1:	FLFLH33A11201BA	Pet section:	Yes	Water Heater Loc.:	Panel in Lanai
Serial #2:	FLFLH33B11201BA	Pet Weight Limit (lbs):	40	Termite Contract:	Yes
Porches:	2	Furnished:	Yes	Pest Control Contract:	Yes
Porch 1 Size:	14x9	Fridge Type:	Regular		

,Icemaker,Frost Free

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

INVENTORY LIST

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

