



Tel.: 941-746-8161 Fax: 941-746-8167
office@claudiasmh.com | www.claudiasmh.com



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

2104 CHEERFUL COURT

Country Lakes II
6201 US HWY 41N, Palmetto, Florida 34221
Price: \$97,900

This is a large, well maintained, comfortable home. 2104 Cheerful Court boasts an open floor plan in its 1456 sq. ft. of living space. The living room welcomes guests into the home with a large window wall and built-in cabinetry gracing the entire width of the room. The spacious kitchen has two new skylights, ceramic tile floors, nice wooden cabinetry and Corian countertops; that looks out onto a bright glass windowed lanai. Easy to maintain laminate floors in the adjoining family room makes this a great entertaining spot. The guest bedroom has a good sized walk-in closet and a Jack and Jill bathroom, that also enters into the desk area in the hallway. The master bedroom, at the back of the home, features double mirrored closets. The Master bathroom has a new skylight, garden tub and also a shower. The huge screened porch with vinyl sliders, is a great place to get lost in a good book. The co-op share is included in the improved price of \$97,900. Call Gail Stickner at 814-273-3344 to view this lovely home, located on a nice corner lot on a quiet street in the wonderful, active community of Country Lakes Village II.

PROPERTY FEATURES

Sign location:	Window	Porch 1 Screened:	Yes	Dishwasher:	Yes
Title location:	Owner	Porch 1 Vinyl sliders:	No	Disposal:	No
Owner financing:	No	Porch 1 Enclosed:	Yes	Washer:	Yes
Park Monthly Fee:	\$245	Porch 2 raised:	No	Dryer:	Yes
Monthly Fee Includes:	Mowing	Porch 2 Screened:	Yes	Washer & Dryer Loc.:	Shed
Sublease:	Yes	Porch 2 Vinyl sliders:	Yes	Hook-up Loc.:	Shed
Waterfront:	No	Porch 2 Enclosed:	Yes	Electric:	Circuit Breaker
Gulf access:	No	Roof:	Shingle	Electric Meter Loc.:	back ok home
Dock:	No	Siding:	Aluminum-Metal	Electric Service Loc.:	back bedroom
Year built:	1988	Skirting:	Stone	Heating:	Central
Make:	BARR	Sheds:	1	Cooling:	Central
House length (ft):	56	Pool:	Yes	Thermostat Loc.:	Kitchen/Dining room
House width (ft):	26	Pool Heated:	Yes		
Add-on:	No	Pets allowed:	Yes	Water:	Municipal
Carport:	2 car	Pet section:	Yes	Water Turn-On Loc.:	Carport
Serials:	2	Pet Weight Limit (lbs):	40	Water Heater:	Electric
Serial #1:	FLFLH33A11201BA	Furnished:	Yes	Water Heater Loc.:	Screen Room
Serial #2:	FLFLH33B11201BA	Fridge Type:	Frost Free	Termite Contract:	No
Porches:	2	Stove:	Electric	Pest Control Contract:	No
Porch 1 Raised :	Yes	Microwave:	No		
Miscellaneous Items: Pots, Drapes, Towels, Linens, Glassware, Utensils, Dishes, Pans, Blinds					

INVENTORY LIST

Livingroom: Sofa sleeper, loveseat. two upholstered chairs, 2 end tables,3 lamps footstool, cabinet, stereo/speakers. Dining room: Dining table,with extra leaf, 4 chairs,antique chair. Family Room: 2 bookcases,table / lamp, corner shelf, etageres. Lanai: Round glass top table,4 chairs, TV stand. (no TV) Guest Bedroom: Queen bed, chest of drawers, nite stand/lamp. Master bedroom: Queen bed, 2 nite stands/lamps,mirrored dresser, highboy, bench. Office: Built in desk, cabinets, storage closet. Screened Porch: Work table,end table/lamp, patio style loveseat, 2 chairs, wicker table, wooden screen. Laundry Room: washer, dryer, laundry sink,. Outside Patio: Porch swing with cushions.

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

