



**Gail Stickner**

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

## 117 HOLLAND DR

Colony Cove  
101 Amsterdam Ave, Ellenton, Florida 34222  
**Price: \$79,900**

She may look plain on the outside but open the door and you have a beautiful home with beautiful Florida style, nautical themed furnishings to call all yours. The home is located 1 block from the Manatee River with a marina and access to the gulf. This home has an open split floor plan. The guest bedroom is at the front of the home while the master bedroom is at the back. The master ensuite bathroom has his and hers vanities with private step-in shower and toilet area. The roomy Hall Bathroom has a tub/shower. Both bedrooms feature huge walk-in closets. Floors are graced with honey colored laminate in the hall, den, dining room, and livingroom, with vinyl in the kitchen and breakfast nook. The large kitchen with lots of cabinetry and counter space, is perfect for meal prep and entertaining that can move easily to the screened lanai just off the breakfast nook. The lanai looks out on a small lake and even has a hot tub. To top this all off the laundry is accessed off the kitchen. It even comes with a golf cart. Don't miss this completely furnished beauty that is priced right. Located in prestigious Colony Cove, an active, busy community with fitness center, multiple clubhouses, close to shopping, many restaurants, the outlets, and Interstate 75. Call Gail Stickner at 814-273-3344 for details and for a viewing.

### PROPERTY FEATURES

Available from:	14-11-2019	Porches:	1	Dishwasher:	Yes
Sign location:	Window	Porch 1 Size:	11X15	Disposal:	Yes
Title location:	Owner	Porch 1 Raised :	Yes	Washer:	Yes
Owner financing:	No	Porch 1 Screened:	Yes	Dryer:	Yes
Park Monthly Fee:	\$901	Roof:	Rubber Membrane	Washer & Dryer Loc.:	House
Monthly Fee Includes:	Water ,Mowing ,Trash ,Sewer	Siding:	Vinyl	Hook-up Loc.:	House
Share available:	No	Skirting:	Vinyl	Electric:	Circuit Breaker
Sublease:	Yes	Sheds:	1	Electric Meter Loc.:	BACK OF HOME
Waterfront:	Yes	Shed 1 Size:	10X12	Electric Service Loc.:	NEAR LAUNDRY AREA
Gulf access:	Yes	Pool:	Yes	Heating:	Heat Pump
Year built:	2005	Pool Heated:	Yes	Cooling:	A/C
Make:	Flee	Pets allowed:	Yes	Thermostat Loc.:	Kitchen Wall
House length (ft):	52	Pet section:	No	Water:	Municipal
House width (ft):	26	Pet Weight Limit (lbs):	70	Water Turn-On Loc.:	Back of home
Add-on:	Yes	Furnished:	Yes	Water Heater:	Electric
Carport:	2 car	Fridge Type:	Icemaker,Frost Free	Water Heater Loc.:	MasterBd Rm Closet
Serials:	2	Stove:	Electric	Termite Contract:	Yes
Serial #1:	GAFL475A76522LF31	Microwave:	Yes	Pest Control Contract:	Yes
Serial #2:	GAFL475B76522LF31				
Miscellaneous Items: Pots, Blinds, Towels, Glassware, Utensils, Dishes, Pans					

### INVENTORY LIST

Den: TV hutch, sofa, coffee/wine server, Blue chair, floor lamp, end table, lamp, LR: sofa, end table, floor lamp, blue & white commode, ships wheel glass table, print chair, coffee table/TV. DR: wicker glasstop table, 4 matching chairs. 2 stools at kitchen counter. Guest Bdrm: hutch desk, chair, tall dresser, Full Futon bed, nite stand/ lamp. Master bdrm: double dresser, TV hutch w/storage, Double bed, 2 nite stands, 1 shell lamp. Kitchen: new dishwasher, new washer and dryer. includes electric stove, built-in microwave, FF Refrig. Breakfast Nook: Thomas of NC drop leaf table, 4 matching chairs, stand with toaster oven and crockpot. Lanai: glasstop table, 4 matching folding chairs, Hot tub.

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

