



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

2151 FRIENDSHIP DR

Country Lakes II
6201 US HWY 41N, Palmetto, Florida 34221
Price: \$49,900

Nice place, on the water, in a wonderful neighborhood and in a community that will bring so much fun and excitement. There is an eat in kitchen with a beautiful hickory floor, lots of cabinets and counter space, a huge closet for all your supplies, OR you can have the washer and dryer inside instead of the oversized utility shed. The 18'X13' living room and the 13'X10' dining area is wide open with nice furniture and carpet. With all this open area, there are 2 sliding doors that open onto the upper lanai with a view of the water. The 10'X23' lanai has new carpet, very nicely furnished with sliders and screens and then a step down onto the ground level and so convenient to the carport and the extra long driveway and another area to sit out and enjoy. The washer and dryer are located in the 8'X15' utility shed with double doors, a workshop, with plenty of room to store your golf cart. The master bedroom is 13'X14', large mirrored closet doors and an oversized bathroom and walk in shower. The guest room is 12'X13', another large closet and lots of wall space. The guest bathroom is oversized and with a tub/shower combination. If you are looking for a place on a nice street, great curb appeal, on the water, 2 lanai's to enjoy your outdoor living, and in a convenient location, then look no more. This community has a suburban location in a fun adult community and anywhere you would want to go is just a few miles away.

PROPERTY FEATURES

Available from:	30-04-2020	Porch 1 Size:	10X23	Microwave:	Yes
Sign location:	Window	Porch 1 Raised :	Yes	Dishwasher:	Yes
Title location:	Owner	Porch 1 Screened:	Yes	Disposal:	No
Owner financing:	No	Porch 1 Vinyl sliders:	Yes	Washer:	Yes
Park Monthly Fee:	\$721	Porch 1 Enclosed:	No	Dryer:	Yes
Monthly Fee Includes:	Mowing	Porch 2 Size:	10X17	Washer & Dryer Loc.:	Shed
Share available:	No	Porch 2 raised:	No	Hook-up Loc.:	House
Sublease:	No	Porch 2 Screened:	Yes	Electric:	Circuit Breaker
Waterfront:	Yes	Porch 2 Vinyl sliders:	No	Electric Meter Loc.:	Outside
Gulf access:	No	Porch 2 Enclosed:	No	Electric Service Loc.:	Master Bedroom
Dock:	No	Roof:	Shingle	Heating:	Central
Year built:	1988	Siding:	Vinyl	Cooling:	A/C
Make:	Glen	Pool:	Yes	Thermostat Loc.:	Hallway
House length (ft):	45	Pool Heated:	Yes	Water:	Municipal
House width (ft):	26	Pets allowed:	Yes	Water Turn-On Loc.:	carport
Add-on:	No	Pet section:	Yes	Water Heater:	Electric
Carport:	2 car	Pet Weight Limit (lbs):	40	Water Heater Loc.:	Outside
Serials:	2	Furnished:	Yes	Termite Contract:	No
Serial #1:	FLFLH33A10830BA	Fridge Type:	Icemaker,Frost Free	Pest Control Contract:	No
Serial #2:	FLFLH33B10830BA				
Porches:	2	Stove:	Electric		
Miscellaneous Items: Pots, Glassware, Utensils, Dishes, Pans, Blinds, Drapes, Towels, Linens					

INVENTORY LIST

Furnished. They will ONLY remove all their PERSONAL items

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

