



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



**Sue Meyer**  
Real Estate Sales Associate  
sue.meyer@claudiasmh.com  
941-518-1160

## 268 COUNTRY LAKES BLVD

Country Lakes Village  
5700 Bayshore Rd, Palmetto, Florida 34221  
**Price: \$139,900**

A PERFECT 10!!!! Just bring your clothes & furniture to settle in and make this your own slice of paradise! This 1500+ Sq Ft home in completely updated TOP to BOTTOM! Lifetime waranteed metal roof & vapor barrier, upgraded kitchen with newer appliances and laminate flooring throughout (except living room). Your options are many for the layout of the this home. You can choose to have a family/sitting area adjoining the kitchen OR you may choose to make the area a dining space. The dining area adjoining the living room could also become an office space. THE CHOICES ARE UP TO YOU! The lanai is spacious, air conditioned and has sliding windows to capture the pleasant tropical breezes. Your outdoor covered patio space is just as beautiful - privacy fencing & plantings to enjoy your morning coffee or a good book. You also share a park-like back yard with your neighbors. the home offers plenty of storage space, including 2 sheds The best news of all?? This co op share property has lot maintenance fess of only \$245 per month. Call Sue Meyer (941)518-1160 TODAY to view this beauty in our top rated park.

### PROPERTY FEATURES

Available from:	00-00-0000	Porches:	1	Disposal:	Yes
Sign location:	Window	Porch 1 Size:	12x16	Washer:	No
Title location:	Owner	Porch 1 Raised :	Yes	Dryer:	No
Owner financing:	No	Porch 1 Vinyl sliders:	Yes	Washer & Dryer Loc.:	Shed
Park Monthly Fee:	\$245	Roof:	Metal	Dryer Wiring Loc.:	Shed
Monthly Fee Includes:	Mowing	Siding:	Aluminum-Metal	Electric:	Circuit Breaker
Share available:	Yes	Skirting:	Brick	Heating:	Central
Sublease:	Yes	Pool:	Yes	Cooling:	Central
Waterfront:	No	Pool Heated:	Yes	Thermostat Loc.:	ktch/hall
Gulf access:	No	Pets allowed:	No	Water:	Municipal
Dock:	No	Pet section:	No	Water Turn-On Loc.:	SE side of home
Year built:	1985	Furnished:	Partially	Water Heater:	Electric
Make:	Sand	Fridge Type:	Icemaker,Frost Free	Water Heater Loc.:	hall closet
House length (ft):	56			Termite Contract:	No
House width (ft):	26	Stove:	Electric	Pest Control Contract:	Yes
Carport:	2 car	Microwave:	No		
		Dishwasher:	Yes		

Miscellanious Items: Blinds

### INVENTORY LIST

owner taking washer & dryer & some furniture; Items to be marked

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

