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2091 CHEERFUL

Country Lakes II
6201 US HWY 41N, Palmetto, Florida 34221
Price: \$95,500

THE VERY BEST OPPORTUNITY TO OWN A CO-OP SHARE PROPERTY IN COUNTRY LAKES VILLAGE II - This 1100+ sq ft home is being sold "AS IS" at a price that will allow you to make it your very own. The seller has already installed very nice laminate flooring in the living area & ceramic tile in the kitchen and baths. The roof was new in 2019 and all window screens have been replaced. The master bath has a new sink & shower head. All door handles have been replaced with levered handles for easier access. The large front lanai also has vinyl sliding panels and ceramic tile floor. GOLF CART IS INCLUDED IN SALE!! Co Op maintenance fees are \$245 per month (include mowing & common area maintenance) in this highly rated pet friendly 55+ community. `Call Sue Meyer TODAY to arrange a visit. (9 41)518-1160 . This one won't last long!

PROPERTY FEATURES

Sign location:	Window	Porch 1 Raised :	Yes	Washer:	Yes
Title location:	Owner	Porch 1 Screened:	Yes	Dryer:	Yes
Owner financing:	No	Porch 1 Vinyl sliders:	Yes	Washer & Dryer Loc.:	Shed
Park Monthly Fee:	\$245	Roof:	Shingle	Hook-up Loc.:	Shed
Monthly Fee Includes:	Mowing	Skirting:	Brick	Electric:	Circuit Breaker
Share available:	Yes	Sheds:	1	Electric Meter Loc.:	side of home
Share cost:	55000	Pool:	Yes	Electric Service Loc.:	guest
Sublease:	Yes	Pool Heated:	Yes	Heating:	Central
Waterfront:	No	Pets allowed:	Yes	Cooling:	Central
Gulf access:	No	Pet section:	Yes	Thermostat Loc.:	hall
Dock:	No	Pet Weight Limit (lbs):	40	Water:	Municipal
Year built:	1988	Furnished:	Partially	Water Turn-On Loc.:	carport
Make:	Barr	Fridge Type:	Frost Free	Water Heater:	Electric
House length (ft):	44	Stove:	Electric	Water Heater Loc.:	shed
House width (ft):	26	Microwave:	Yes	Termite Contract:	Yes
Carport:	3 car	Dishwasher:	Yes	Pest Control Contract:	Yes
Porches:	1	Disposal:	No		

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

INVENTORY LIST

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



