



Gail Stickner

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

2106 TRANQUILITY LANE

Country Lakes II
6201 US HWY 41N, Palmetto, Florida 34221
Price: \$46,000

Very motivated sellers want their beautiful home sold and have lowered the price to \$46,000. WOW!! You want new, you want updated, HERE IT IS. Completely open livingroom, dining room, and kitchen with beautiful warm taupe laminate flooring. The kitchen has all new cabinets and countertops with a large island giving lots of room for meal prep. Two bedrooms, with walk-in closets, and two bathrooms complete this home. The north facing lanai makes a great place for reading or the place to enjoy the wonderful Florida breezes. The storage/utility area has a new washer and dryer with lots of room for storage. The roof was new in 2020 and the AC/heat was also new in 2020. New exterior and interior paint was done 3 yrs. ago. This home needs nothing but your clothes hanging in the closet. It will not last long. Asking Price is \$46,000. or best offer. Call Gail Stickner at 814-273-3344, for details and to view this home. Country Lakes Village II welcomes your two furbabies weighing up to 40#. Come enjoy your piece of paradise, in an active, friendly community with lots of activities; Tennis, Pickle Ball, Shuffle board, Corn Hole, golf groups, card groups, parties, dances, etc. plus the pool, hot tub, exercise room and library. Close to I-275 and I-75, shopping, restaurants, and of course the beaches of Anna Maria Island or St. Pete, Bradenton, Sarasota or Tampa. What are you waiting for? Call Gail.

PROPERTY FEATURES

Title location:	Bank	Porches:	1	Microwave:	Yes
Owner financing:	No	Porch 1 Size:	12X14	Dishwasher:	No
Park Monthly Fee:	\$672	Porch 1 Raised :	No	Disposal:	No
Monthly Fee Includes:	Mowing	Porch 1 Screened:	Yes	Washer:	Yes
Share available:	No	Porch 1 Vinyl sliders:	Yes	Dryer:	Yes
Sublease:	Yes	Porch 1 Enclosed:	Yes	Washer & Dryer Loc.:	Shed
Waterfront:	No	Roof:	Shingle	Hook-up Loc.:	Shed
Gulf access:	No	Siding:	Aluminum-Metal	Electric:	Circuit Breaker
Dock:	No	Skirting:	Stone	Electric Meter Loc.:	Rear of Home
Year built:	1989	Sheds:	1	Electric Service Loc.:	Master Closet
Make:	Flee	Pool:	Yes	Heating:	Central
House length (ft):	42	Pool Heated:	Yes	Cooling:	A/C
House width (ft):	26	Pets allowed:	Yes	Thermostat Loc.:	Hall
Add-on:	No	Pet section:	No	Water:	Municipal
Carport:	2 car	Pet Weight Limit (lbs):	2	Water Turn-On Loc.:	Carport
Serials:	2	Furnished:	Partially	Water Heater:	Electric
Serial #1:	FLFLJ32A10677SC	Fridge Type:	Frost Free	Pest Control Contract:	Yes
Serial #2:	FLFLJ32B10677SC	Stove:	Electric		
Miscellaneous Items: Pots, Blinds, Drapes, Towels, Linens, Glassware, Utensils, Dishes, Pans					

INVENTORY LIST

LR: New leather sofa, round coffee and end table. 3 brass lamps, DR; Table and 4 chairs Guest Bedroom: Double bed and frame. No Master Bedroom furniture, No Art/ Pictures. NO TVs

