

My Beautiful Florida Home is FOR SALE

1610 Reynolds Rd Lot 107, Lakeland, Florida

~ Move in ready, updated, well maintained, attractively decorated, furnished, open floor plan, living room plus den/office, 2 bedroom, 2 bath home, 1300 sq ft, 11X 22 storage shed, attached screen room, carport, located in Citrus Woods, a secure gated senior community, in Lakeland, FL. ~ \$57,000 FIRM

Cindy Jackson - 765.430.0282 Cell; 863.665.3065 Home

Expenses:

- Lawn mowing service, \$45 per mo
- Security, homeowners fee, and clubhouse etc, \$450 per year
- Pest control, inside and out, \$60 per quarter
- FL prop tax, \$1,000 per year; insurance \$500+ to your specifications
- Annual house wash, \$70
- Monthly electric while gone, less than \$20, w/brand new humidistat control (water turned off at curb)
- ISP (wireless), phone, cable bundle, \$135 per month plus tax while here, & zero when "on vacation"
- Electric, water, sewage, trash combined while here, averages about \$180 per month, winter example
- Lawn service, if desired, \$25-45 per month

Lived in only for 3-4 mos per year since 2001--all furnishings and appliances new 2002 or later. Here's what we've done to the house:

- New heat pump/ac 2002, service and maintained every year, and programmable thermostat
- Paint and/or wallpaper in every room
- Kitchen flooring, vinyl planks, looks like hardwood; bedrooms and baths new carpet 2008
- Ceramic tile shower with new fixtures, cast bathtub, and sliding glass door; double vanity, and large linen closet
- Ceramic tile dining room counter top, new hardware
- Painted K and DR cabinets inside and out, new hardware, Formica countertop, std size kitchen sink w/pull out faucet, disposal, reverse osmosis drinking water, filter on waterline to icemaker, added workspace and shelving
- Whirlpool Ceran top stove w/self clean oven, eye level microwave w/true vented hood; new dishwasher 2011
- All new light fixtures inside, including 3 ceiling fans, and 4 outside fixtures
- All new 6 panel interior doors, new insulated front door with leaded glass
- Painted exterior with lifetime Porter Permanizer paint 2009
- All new double hung windows entire house, new gutters and downspouts all around, new carport support posts, new fascia trim on 3 sides
- Epoxy stained driveway 2012
- All interior window treatments, vinyl shades, mini-blinds and curtains
- Added screen room with outdoor carpet
- Bearing citrus trees--juice orange, Meyer lemon, Kumquat, and tangelo; some landscaping
- Built-in workbench and pegboard in shed; new Kenmore large capacity washer in 2009, dryer also included, and portable shelving
- Plenty of TV cable and phone jacks
- Painted roof 2011 with guaranteed 10 year coating, and roof is estimated to last 30 years
- New vinyl skirting 2010 all around, which has reduced utility costs and keeps floor temp even
- Chain link fence back yard for dog
- Mahogany master bedroom king suite, w/triple dresser and mirror, night stand, head and foot board; mattress and box springs; 2nd bedroom king mattress and box springs w/headboard, night stand, étagère and mirror; both bedrooms have walk-in closets
- Comfy queen size sofa bed, recliner, swivel rocker, desk w/chair, bookshelf, rocker w/ ottoman, assorted tables, sofa, lamps; dinette w/4 chairs, and leaf to seat 8; entertainment center, wall decorations
- Dishes, cups, flatware, pans, coffee pot, serving pieces, glasses, clocks, bread box, etc

You will have enough of the essentials to set up housekeeping and just bring your clothes and personal items.

This is a very nice community, and the people are very friendly. We had the local Sheriff talk to our group this month at length, and he assures us that the department loves us and will guarantee safety--that's huge! Most homes are well kept. The subdivision has wide streets and good drainage. Clubhouse has heated pool and shuffleboard, and plenty of organized activities on the social calendar including cruises. The land is included in the price, no lot rent.

