

	110 OAK GROVE ST
	Price: <b>98,000</b> <span style="float: right;">Villa/Half Duplex/Other</span> Mls#: <b>219587</b> <span style="float: right;">Active</span> Zone: <b>Lake Placid</b> <span style="float: right;">Lake Placid / Highlands 33852</span>

Living Room: <b>20X16</b>	Bedrooms: <b>2</b>	Year Built: <b>2001</b>	Acreage: (+/-) <b>0.119</b>
Dining Room: <b>10X16</b>	Full Baths: <b>2</b>	Taxes: <b>\$774</b> \ 2011	Lot Size: (+/-) <b>52 X 100</b>
Kitchen: <b>12X10</b>	Master Bed: <b>12X15</b>	Bonus Room:	Neighborhood: <b>4857</b>
Family Room: <b>11X11</b>	Bedroom 2: <b>12X14</b>	Floor Level:	Community:
Utility Room:	Bedroom 3:	Unit Number:	Boat Slip:
Carpport:	Bedroom 4:	Assoc. Fee: <b>85 /Mo</b>	Living Sq Ft A: <b>1,454</b> B:
Garage: <b>19X20</b>	Bath 1: <b>05X08</b>	Hm Own Assoc: <b>Yes</b>	Total Sq Ft A: <b>2,162</b> B:
Porch: <b>09X20</b>	Bath 2: <b>05X07</b>	Map ID:	Rent A: B:

Heating: <b>Central Electric</b> Cooling: <b>Central Electric</b> View: Ty Utility: <b>In Garage</b> Electric: <b>Progress Energy</b> Design: <b>Single Story</b> Frontage: Porch: <b>Screened, Front, Covered, Rear</b> Water Frnt: Frontage Ft: Financing: <b>Cash Refinance</b> Miscellan:	Water: <b>Central</b> Sewer: <b>No</b> Windows: <b>Single Hung</b> Roof: <b>Shingle</b> Pool: Parking: <b>Two Car Garage</b> Road: <b>Paved</b> Const: <b>Concrete Block</b> Floors: <b>Carpet, Tile, Vinyl/Linoleum</b> Closing: <b>Possession At Closing, Title Insurance</b> Permit: Stage Const: <b>Existing / Resale</b> Sp Cond: <b>None</b>
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Interior: **Blinds, Ceiling Fans, Garage Door Opener, Cable TV Available, Security System**  
 Exterior: **Well Irrigation, Stucco**  
 Appliance: **Refrigerator, Stove, Dishwasher, Microwave**  
 Restrict: **Adults/Over 55 Only**  
 Recreation: (Fees May Apply) **Community Pool, Community Center, Game Room, Shuffleboard**  
 Schools: (Subject to Change)

Spacious villa with unique floor plan and voluminous ceilings PLUS energy efficient Trane 20 sear A/C unit (approx cost \$8,000) with transferable 8 year warranty. Enter a covered front entry into a spacious foyer into a huge great room with a variety of ways to place your furniture (existing furniture can be purchased for an additional \$3,500). Split master bedrooms with walk-in closets in each bedroom....there is a unique bonus room that could be used as an office or family room or craft room. Spacious kitchen with pantry and plenty of countertops. Reverse osmosis water system for the best of the best water!! Two car garage, large back porch & 2 car garage ! Homeowner fees of \$85 include cable TV; lawn mowing; clubhouse; pool; spa; game room; library; shuffleboard; RV & boat storage; social events and more! See photo report.  
 US 27 to West on Lake Francis Road, road will dead end into Covered Bridge, veer Left Venetian Parkway to Right on Oak Grove to home.

