

6533 99th Way N. 19 C Details for Sale

Property Details

- Second floor End Unit, Villa style condo
- 1558 htd. sq. ft, 3 Bedrooms o& 2 bathrooms with All living on one level & Volume Ceilings.
- Front porch plus Spacious Screened Lanai with outstanding water views
- Move-In ready home, partially furnished for your convenience. (See Furnishings list)
- Hurricane shutters on master bedroom & lanai sliding doors. All other windows have 3M security film
- Private Detached Garage directly in front of unit. With extra refrigerator, pull down stair system, Chamberlain “Whisper Quiet” door opener with outside mounted pad & remotes.
- Auto humidistat included in AC system
- American Standard “right height” low flow toilets installed
- Garbage Disposal
- Laundry room

Shores of Long Bayou Community

- 77 Acre nature preserve with almost 2 miles of nature trails for walking, fishing & kayaking
- Guard Gated Security & Entry for peace of mind
- Clubhouse
- Geothermal pool and spa plus additional pool located in close proximity to Unit 19C
- Waterfront site on Long Bayou with an estuary that flows into the Gulf of Mexico. An arm of Lake Seminole.
- **Rentals Rules** 7 month minimum rental
- **Pets:** Pets allowed, 1 pet at 25 lbs.
- \$100 Application Fee to buyer

Operating Expenses

Contents Insurance	\$942 year
Electric	December \$77.64 January \$42.09 February \$43.09
HOA/COA monthly fees	\$675

Includes: Water, Sewer & Trash removal, Interior & Exterior Pest Control (Soles Exterminating); Cable & Internet including modem plus 2 boxes, 1 DVR; Exterior lighting, Building 19 insurance (flood and structure), Reserves for exterior painting and roof, Common areas, pools, roads, grass mowing, club house, Onsite Property manager, Guard gated entry

Updates/Systems

- Washer 10/17/14
- Water Conditioner 11/8/15
- Master Bath & guest bath granite counter tops & sinks with fixtures 4/1/17
- Storm door replace 1/23/19
- Awnings 3/13/19
- Carpets and flooring installed 11/15/16 and 4/14/19
- HVAC 10/22/19
- Ceiling fans in master bath and front porch 2/21/20
- Frigidaire Refrigerator 11/5/21

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