

**2844 LOUIS STREET
SEBRING FL 33872**

\$87,500

Price includes land (\$30,000 share of Resident Owned Community)
ROC dues \$55/month

This wonderful retirement or vacation home is located in beautiful Hammock Estates, whose website will fully describe the convenient location, heated pool, and numerous amenities and activities. It is a no pet, 55+ community.

Spotless newly updated double+ wide manufactured home featuring 7 rooms, huge closets, 1200+ sq. ft. Furnished (list available); decorated in a modern Floridian style.

- 2 bedrooms, 2 baths, kitchen with breakfast bar, living/dining room, den/sunroom, lanai, laundry/utility room. Carport and lanai have large louvered awning.
- New 8' x 10' Smithbilt shed
- New well drilled, full landscape/lawn irrigation system on well pump
- New vinyl plank or carpet in five rooms; like new in other two
- New bathroom sinks, satin nickel faucets, cabinet and door knobs/hinges
- New marble shower in private master bath
- New white electrical outlets, switches, and cover plates
- New granite kitchen sink with pull down faucet & filtered water tap
- New central heat/air; new ductwork
- New dishwasher, disposal, microwave, like new smooth top range & refrigerator
- New satin nickel light fixtures, ceiling fan/lights, lamps
- New bathroom mirrors, white medicine cabinets
- New high seat toilets, laundry tub/sink
- New desk, storage benches, storage cabinets
- Newly painted all interior walls, doors, trims, closets, etc.
- New landscape borders, plants and flowers
- New window treatments
- Like new vinyl siding and windows
- Large north side carport (shade!), stepping stones to large back patio
- Membrane roof last inspected August 2018
- Outdoor antenna wired to 3 TV's
- 1981 park model manufactured Clearwater, FL

Living/dining	15 x 20.5	ROC dues	\$55 mo.
Kitchen	12 x 12	Electricity	\$80 mo.
Bedroom 1	11.5 x 13.5	Water/Sewer	\$50 mo.
Bedroom 2	10 x 11.5	Taxes	\$233 yr.
Den/Sunroom	8 x 15		
Lanai	11.5 x 13		
Laundry/Utility	10 x 12		

Contact: Rosemary Hardin 575-420-2898 or Bill Hardin 812-629-1941

"Let the Adventure Begin"