

Lakeside Green Condos

2211 South Kirkwood Road # 25



General Details

Listing price: \$125,000

Square Footage: 939 sqft

Bedrooms/Bathrooms: 1 bedroom, 1 full bath, 1 half bath

Year built: 1982

HOA fees: \$283 per month. This covers all exterior maintenance of the buildings, insurance for the exterior of the property, pool, landscaping. Any issues with the exterior of the unit are fully covered. Water is also included.

Property taxes: \$1804 with homestead exemption

Other: Skylight is being replaced middle of November due to a leak that was noticed during the recent very heavy rain we had from the hurricane. This and any paint issues are being fixed. Any items requested by buyer will be fixed- as long as reasonable.~)

Neighbors: Everyone here knows each other pretty well, and we always check on each other's places when we are away. Two of the neighbors are high-school teachers, one is a retired lawyer, one a recent college graduate. Others are in nursing school, recently graduated, recently married couples, divorced singles, retired couples and singles, and others have been here since 1982. It is a very tight-knit community and people are very friendly. Also very pet friendly if you have pets.

Appliances: Six years old

Upgrades in 2018 and 2019

I have receipts for all upgrades. Warranties can be transferred if desired.

1. **New AC/Heating units inside and outside with wireless app and programing \$5,230 – July 2018**
Goodman 2-ton 16 SEER R - 410A
10 years warranty on compressor parts
2 years labor
2. **Travertine tile flooring downstairs – \$2,800 – July 2018**
3. **GE washer and dryer – \$1,200 – August 2018**
4. **New electrical panel – \$1,125 – 2018**
The old one was from 1982 and was a dangerous brand.
5. **New paint upstairs and downstairs – \$750**
Some painting is still in progress. The skylight area is being painted still. All painting will be completed upon sale.
6. **Fireplace remodel – \$700**
Use to be red brick
7. **All new light fixtures down stairs, at stair landing, patio, half bath – \$500**
8. **Crown molding and new baseboard trim downstairs – \$400**
9. **New wood valances above all windows – \$400**
Original ones were cheap plastic.
10. **All new light switches, dimmers, electrical outlets and USB outlet in kitchen \$300 – 2018**
11. **New toilets both upstairs and downstairs – \$360**
Original toilets were from 1982
12. **Schlage key-less door lock – \$300**
13. **ADT alarm system – \$300**

14. *Ring Video Doorbell – \$250*
Smart-phone app controlled. Ability to see who is at your door and speak to them through the Ring App. App also alerts any activity in the area.
15. *Remote controlled ceiling fan – \$250 – 2018*
16. *Landscaping outside unit. Originally there were two ugly bushes and monkey grass*
17. *Redo back patio. Originally just a concrete slab, dirt, with the original fence instead of bamboo and wood decking.*
18. *Frames on all mirrors in bathroom.*

TOTAL UPGRADES: \$14,865

Items For Sale

Bedroom and Bedroom Furniture - \$500

Samsung 56" Smart 4K TV - \$750, 6 months old purchased for \$1000

Treadmill - \$400 - 3 years old purchased for \$1200

Table and Chairs can stay for free

Livingroom Table can also stay if requested



