

# For Sale By Owner

Country Way—25706 S.W. 22nd Place, 32669  
Contact Seller at 352-682-1683 or 434-546-1100



**View Online at [FSBOinGainesville.com/70804](http://FSBOinGainesville.com/70804)**  
**Reduced Price: \$249,900**

Don't miss out on this deal!!! Numerous Upgrades!!! Come see this 1825 sq ft brick home with split floor plan built in 2006 with a recently installed heated, salt water pool in the beautiful Country Way Community. This 2 car garage, keyless entry, fenced home has 3 bedrooms, 2 baths, which includes a large master suite and bath with Jacuzzi tub. The kitchen is equipped with plenty of custom made cabinets for every need. The home has pocket doors, nice utility room and pantry off of the kitchen. There is carpet and tile throughout the home as well as upgraded faucets, fans and lighting. There is also a newly purchased utility building. We love our home and community but can't wait to be living closer to our grandbabies:) Call now for an appointment.

#### Interior:

- ◆ Tile in laundry room/kitchen/dining room/both bathrooms/hallway and foyer
- ◆ Carpet in living room and bedrooms
- ◆ Numerous custom made cabinets in kitchen, upgraded cabinets in bathrooms
- ◆ Frigidaire Gallery Series smooth top range and dishwasher, Broan upgraded exterior exhaust fan, garbage disposal, upgraded faucets in all rooms
- ◆ Hunter ceiling fan with remote control in great room, Hunter fan in master bedroom with tray ceiling
- ◆ Crown molding in kitchen/dining room and great room which also have 10 ft ceilings
- ◆ Two large walk in closets in master bedroom
- ◆ Closetmaid shelving in all closets, laundry room
- ◆ Upgraded lighting throughout
- ◆ Spacious master suite, large Jacuzzi tub with separate tiled shower that includes seat
- ◆ Ceiling fans in bedrooms 2 & 3, laundry room and lanai
- ◆ 3 pocket doors separating kitchen and hallway to laundry room as well as bedrooms 2 & 3 from great room

- ◆ Partially floored attic with lights for storage above garage
- ◆ Simulated wood blinds in all rooms
- ◆ French doors with glass enclosed blinds leading to lanai and pool

#### Exterior

- ◆ Exterior 32x16 vinyl, salt water pool with heat pump, automatic self cleaning vacuum cleaner, safety fence and cover
- ◆ Side entrance spacious two car garage with separate entrances, exterior door to pool, two Craftsman keyless garage door openers
- ◆ Brick exterior with brick columns
- ◆ Covered front and back porches
- ◆ Landscaped front and back yard
- ◆ Shadow box wooden fence with one 8ft and one 4ft gate
- ◆ 10 x 12 utility shed purchased Jan. 07 from Home Depot
- ◆ Architectural roof shingles
- ◆ Cable hookup and wall mount bracket for TV on Lanai
- ◆ Rainbird 5 zone sprinkler system
- ◆ Christmas lights receptacles on switch



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