

For Sale By Owner

Community: Broadmoor —10528 N.W. 14th Place, 32606
Shown by Appointment: - Contact Owner at: 352-870-7960



View Online at FSBOinGainesville.com/80116

Price: \$299,000

3 BR/2 BA in desirable pool/clubhouse community of Broadmoor. Situated on a private oversized cul-de-sac lot that backs up to a private conservation area. Open and bright split floor plan features vaulted ceilings, ceramic tile and carpet throughout. Owner's pride!

Moving out of state. Willing to sell with furniture. Motivated sellers. Exceptional location near the Oaks Mall, Sante Fe Community College, NFRMC and easy access to I-75. Zoned for "A" rated Hidden Oak Elementary School, Ft. Clarke Middle School and Bucholz High School

Features:

- ◆ 3 Bedrooms, 2 bathrooms – split bedroom plan
- ◆ Year built: 2001
- ◆ 2133 Sq. Ft. heated and cooled, on 0.43 acre lot.
- ◆ 2 car garage with attic storage
- ◆ Vaulted ceiling in Great room with pre-wiring for surround sound
- ◆ Ceramic tile in Kitchen, breakfast nook,

foyer, hallway, bathrooms and indoor laundry room

- ◆ New carpeting in bedrooms
- ◆ Spacious master bedroom with vaulted ceiling and a den
- ◆ Den can be utilized as a nursery or a study
- ◆ Custom blinds on all windows
- ◆ Eat-in kitchen has Breakfast bar and Breakfast nook. Appliances include range, dishwasher, refrigerator, washer, dryer and disposal.
- ◆ Breakfast nook and Great room open to concrete porch.
- ◆ Ceiling fans throughout.
- ◆ Side entry garage.
- ◆ Well maintained lawns.



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