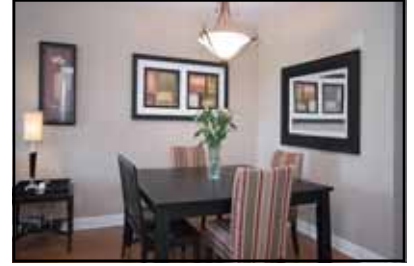


For Sale By Owner

Union Street Station—201 S.E. 2nd Ave., 32601

Appointment Only! Contact Seller at 352-870-1158, 352-262-9244, 352-338-1397



View Virtual Tour online FSBOinGainesville.com/80304

Price: \$285,000

Live in the heart of historic downtown Gainesville! Contemporary 3 bedroom, 3 bath condo located in the prestigious Union Street Station. Enjoy all the amenities included in living in the "Entertainment" district of downtown Gainesville!

Features:

- ◆ "Fulton" Floor plan - 3 bedrooms, 3 bathrooms, 1171 s.f.
- ◆ Year Built: 2000
- ◆ French doors open to balcony that overlooks the city
- ◆ Hardwood Floors
- ◆ Appliances include: flat-top electric range, built-in microwave, dishwasher, disposal, refrigerator
- ◆ Ceramic tile floors in bathrooms and kitchen
- ◆ Spacious Master Bedroom suite with walk-in closet and marble vanity top
- ◆ Laundry Alcove includes washer and dryer
- ◆ High speed Internet
- ◆ Security cameras in public spaces
- ◆ Parking in attached garage with private, secure walkway
- ◆ Shared private courtyard and fountain with gas grill
- ◆ Energy Star Home and Building
- ◆ Central Air conditioning with heat pump
- ◆ Custom window coverings
- ◆ Sound blocking concrete walls and floors between units
- ◆ Two elevators
- ◆ Ceiling fans
- ◆ Elegantly decorated



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