

CONDO FOR SALE BY OWNER

Location: Southwest Florida on Cape Haze -- this large peninsula. Sarasota is one-half hour drive north and Fort Myers one and a half-hour south. A 10-minute bike-ferry ride takes you to the Gulf Coast beach. In 15 minutes you arrive at golf courses, county and state parks, restaurants, more beaches, and Gasparilla Island.



Owners: Jerrie and Stu Welsh
Email: stu-walsh@comcast.net

Cell: 219-242-1704
Cell: 219-252-9331

The Condo Community: The Hammocks -- a 162 unit Cape Haze gated community



Entrance



Clubhouse



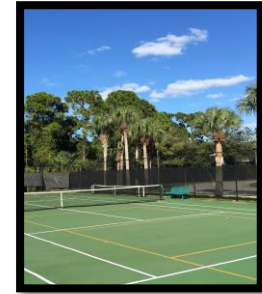
Pool and exercise building



Clubhouse



One-third of complex is open space



2 tennis or 4 pickleball courts

Condo: 10501 Amberjack Way, Unit 203, Englewood, FL 34224-9156
3 bedroom, 2 bath, lanai, 1727 sq. ft., turnkey



10501 Amberjack Way



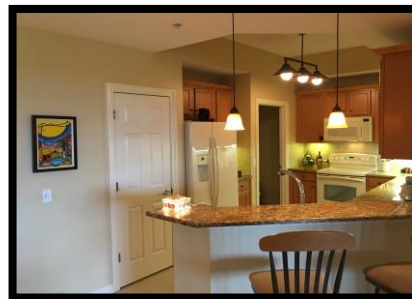
Entrance



Living room



Dining area



Kitchen



Master bedroom



Master bath



Second bedroom



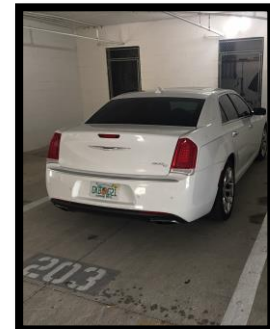
Office/den/bedroom



Lanai



Amberjack Slough from lanai



Parking/storage

Numbers:

Price: 262,500
 Association fee: 677/mon.

152/sq.ft.
 Proposed for 2021, includes water, waste-water, Comcast TV/wi-fi

Property taxes: 1863/yr.
 Electric: 610/yr.

Paid in 2020
 Paid in 2019

Pets allowed: 2 dogs each less than 45 lbs

Other features:



Marina across the road -- Freedom Boat Club, slips, and stacked storage. Water taxi and restaurant nearby.

Venice (0.5 hr): Theater, concerts in park, shops
 North Port (0.5 hr): Atlanta Braves spring training
 Port Charlotte (0.5 hr): Shopping center, restaurants
 Punta Gorda (0.75 hr): Airport, theater, wall murals
 Sarasota (1 hr): Airport, Ringling museum, theater
 St. Petersburg (1.5 hr): Airport, Dali art museum
 Tampa (1.75 hr): Airport, Busch Gardens, NFL Bucs
 Ft. Myers (1.5 hr): Airport, Ford and Edison museums
 Orlando (2.5 hr): Airport, Disney World

SpaceX: See launch contrails from lanai.