

McFarland Florida Team
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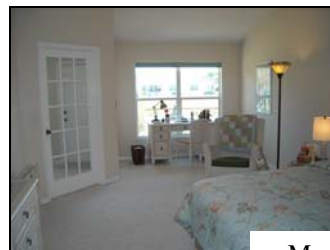
1124 New Winsor Loop
Kings Point
Sun City Center

Kings Point Expanded Duke

- 1,825 sq ft on water and conservation lot.
- Lanai was included in living room at construction. There is patio.
- 2 bedrooms, 2 baths den, office, thr bedroom or dining room,. There is an eat-in kitchen, 2 car garage.
- Outstanding view from living room patio and both bedrooms.
- Association allows 1 pet of any weight.
- 42 inch upper cabinets and pull out shelves on bottom.
- Solar hurricane film on windows.
- Oversized A/C with contract for regular check up.
- All appliances included as well as small frig in the garage.
- **Condo fee of \$443.00 includes, all exterior maintenance, water, sewer, insurance, cable TV, irrigation, use of all facilities except golf and reserves for painting, paving and roof replacement.**
- This association is great for investment as it allows rentals 12 times per year.
- Come to Kings Point and live the lifestyle, with over 200 clubs and activities, 6 pools, 2 clubhouses, you name it Kings Point has it and now the recreational lease belongs to the unit owners!
- Kings Point is located just a short ride from the award winning Gulf beaches, convenient to Tampa's and close to Tampa and St. Pete airports.
- For the golfers there are over 200 holes of area golf and less than 25% of our residents are golfers making tee times readily available.
- One resident should be 55 or above to live here. No residents under 18. You do not need to be 55 to own in Kings Point.



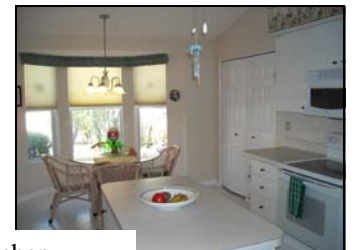
Living Room



Master Bedroom



Kitchen



View



2nd Bedroom



Den