

# McFarland Florida Team

**Tom McFarland 813-230-4550 and Judie McFarland 813-230-3505**  
**Rentals in Kings Point, Sun City Center, FL 33573**

2412 Lancaster Dr  
Kings Point  
Sun City Center, FL



Almost 1,600 sq ft. of A/C living. Fully equipped for seasonal living 2 bedroom, 2 bath, 2 car garage with outstanding lake view.

## Features:

- Great Room w/dining area
  - 32 inch
  - VCR/DVD
- Master Suite (king bed), with full bath with TV
- Guest Suite 2 twin beds
- Kitchen includes:
  - dishwasher
  - garbage disposal
  - Refrigerator with icemaker
  - many small appliances
- FL Room overlooks outstanding lake view.
- Two Car Garage
- Full Laundry in unit
- Furnishings and fixtures new 2006.
- Home Fully Equipped for seasonal living.
- Take advantage of all the Kings Point facilities, 2 clubhouses over 200 clubs and activities, bus trips, 6 pools, 2 fitness centers and much much more .
- Come to Kings Point and start *living the lifestyle*.
- Golf Course Access not included in rental fee.

For details on this rental property contact:

Tom McFarland  
REALTOR®  
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www.sccteam.com

All Kings Point Rentals are no smoking and no pets.

## Rental Rates 2009/2010

- \$2,000 per month (tenant pays electric and phone) one month in season
- \$1,800 per month (tenant pays electric and phone) in season (3 month minimum)
- \$1,700 per month (tenant pays electric and phone) in season (4 month minimum)
- 6 or more months rate negotiable
- \$1,000 per month (tenant pays electric and phone) off season (May thru October)

Tenant responsible for \$75.00 cleaning fee paid at lease signing, lease transfer fee of \$25.00 and appropriate hotel tax for rentals less than 6 months.

