

Customer w/Gallery

**Condo/Villa/Townhome**  
**700189\_Active**

**3847 N Briarberry Point**  
**Beverly Hills, FL 34465**



**L\$55,900**



<b>Cross Street:</b>	Lake Beverly Dr	<b>Area:</b>	09
<b>County:</b>	Citrus	<b>Year Built:</b>	1983
<b>Subdivision:</b>	Parkside Village	<b>Apx. Acres:</b>	.13
<b>Beds:</b>	2	<b>Apx. SqFt Under Roof:</b>	1,886
<b>Baths:</b>	1	<b>Apx. Liv. SqFt:</b>	1,153
<b>Waterfront:</b>	No	<b>\$ per Liv. SqFt:</b>	\$48
<b>Waterfront Ft:</b>		<b>Alt Key:</b>	2364602
<b>Private Pool:</b>	No	<b>Garage:</b>	1 Car Attached Garage , Drive - Concrete , Parking Pad
<b>Apx. Lot Size:</b>		<b>Short Sale:</b>	No
<b>Auction:</b>	No	<b>Unit:</b>	
<b>Lender Owned:</b>	No		
<b>Condo Name:</b>			

**Public Rems:** This fully furnished, maintenance-free Villa is completely updated and ready for its new 55+ owner. Located in a Park-like setting, close to shopping, tennis, pool, and parks. Never mow, paint or re-roof your home. One of the best views available. Look at what's been updated within the past 4 years: A/C & Heat Pump, Hot Water Heater, Washer & Dryer, Dishwasher, Stainless Steel Sink, Microwave Hood, Disposal, Kitchen Counter Tops, Kitchen Cabinets w/Pull out Shelves, New Laminate Flooring, Additional Insulation, Electric box and service updated, New Toilet, Mirror, Faucets, Cabinet in Bathroom, Garage Door Opener, Lanai enclosed with New Vinyl Windows.

**Directions:** Forest Ridge Blvd to Lake Beverly Drive past Parkside sign to right on Briarberry.

**APPROXIMATE ROOM DIMENSIONS**

<b>Living Rm:</b>	17 X 13	<b>MBR:</b>	14 X 11	<b>Den:</b>	13 X 9	<b>Screen Porch:</b>	X
<b>Great Room:</b>	X	<b>BR 2:</b>	13 X 10	<b>Florida Room:</b>	24 X 8	<b>Lanai:</b>	X
<b>Dining Room:</b>	13 X 9	<b>BR 3:</b>	X	<b>Laundry:</b>	6 X 13	<b>Extra Rm 1:</b>	X
<b>Kitchen:</b>	12 X 8	<b>BR 4:</b>	X	<b>Garage:</b>	X	<b>Extra Rm 2:</b>	X
<b>Family Room:</b>	X	<b>Office:</b>	X	<b>Workshop:</b>	X	<b>Extra Rm 3:</b>	X

**FEATURES**

**Water Type:**  
**Water Feat.:**  
**Int Features:** Blinds , Ceiling - Cathedral , Counters - Laminate , Den/Office , Drapes , Inside Laundry , Lanai , Living Room , Pantry , Walk-In Closet (s) , Window Treatment(s)  
**Ext Features:** Entry - Ground Level , Lanai , Landscape - Full , Lawn Sprinklers , Outdoor Lighting , Window - Dual Pane  
**Appliances:** Cable , Ceiling Fan(s) , Dishwasher , Disposal , Dryer , Garage Door Opener(s) , Microwave Hood , Oven - Range , Refrigerator , Smoke Detector(s) , Washer , Water Heater

**Special Info:**

**Master BR/BA:**

<b>Style:</b>	Attached Villa	<b>Roof:</b>	Asphalt/Fiberglass Shgl
<b>Heat/Cool:</b>	Cool - Central Air , Cool - Other , Heat - Heat Pump	<b>Floor:</b>	Ceramic Tile , Laminate
<b>Road Type:</b>	Private	<b>Sew/Water:</b>	Sewer - Public , Water - Public
<b>Pool Type:</b>		<b>Energy Feat:</b>	
<b>Const/Found:</b>	Frame/Stucco , Foundation - Slab	<b>Lot Desc:</b>	Cul-de-Sac , Wooded
<b>Comm Amen:</b>	Near Shopping , Play Area , Tennis Court(s)	<b>Possession:</b>	At Close
<b>Restrictions:</b>	Certified over 55 , Deed Restrictions	<b>Terms Avail:</b>	Cash , Conventional , FHA , VA
<b>HOA/COA Fee Incl.:</b>	Bldg. Maintenance , Cable , Grounds Maintenance , Irrigation , Pest Control , Reserve Fund , Road Maintenance , Trash Removal	<b>Farm:</b>	

<b>Taxes:</b>	\$ 111.00	<b>Tax Year:</b>	2012	<b>Homestead:</b>	Yes	<b>Flood Plain:</b>	Yes
<b>HOA/COA:</b>	Yes	<b>Monthly Dues:</b>	\$180	<b>Yearly Dues:</b>	\$0	<b>Zoning:</b>	PDR
<b>Elementary:</b>		<b>Middle:</b>		<b>High:</b>		<b>Agent Owned:</b>	No

**Legal:** PARKSIDE VILLAGE PB 12 PG 68 LOT 7 BLK 1A

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**Photo Gallery MLS# 700189A**



**Maintenance Free 55+**



**Welcoming Entry with Patio Set**



**Living Room Cathedral Ceilings**



**Dining Room to Craft Room**



**Craft Room or Office**



**Dining Room to Kitchen**

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**Photo Gallery MLS# 700189A**



**New Micro & Dishwasher**



**Dining Room to Kitchen**



**Plenty of Kitchen space**



**Fully Furnished**



**Main Bedroom Furniture Stays!**



**Bedroom**

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Photo Gallery MLS# 700189A



Bathroom



Cozy and Wooded



Peaceful Backyard View



Brand New Vinyl Windows

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**Parkside Village 55+**

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