

ELEGANT LIVING

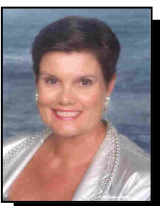


1500 L'Ambiance Circle # 101

\$824,900

Area:	Pelican Bay	Bathrooms:	2
Style:	Low rise	Bedrooms:	3
Square Feet:	2025	Master Bedroom:	13 x 17
Year built:	1995	Bedroom #2:	12 x 13
Taxes:	\$3,720 (2006)	Bedroom #3:	12 x 11
Parking:	2 C Attached	Livingroom:	14 x 21
Roof:	Tile	Diningroom:	12 x 12
Heating:	Electric	Familyroom:	14 x 19
Air Conditioning:	Electric	Kitchen:	11 x 11
Condo Fee:	\$1,805.00 (Includes Pelican Bay yearly fee.)	Laundry:	In Unit

Nested in a quiet cul-de-sac this immaculate condo provides you with a window wonderland view of a dramatic fountain and a lake. Pride of ownership shows throughout this home from the newer Trane air conditioning system to the hurricane shutters on the lanai. Washer, dryer, and hot water tank replaced within the last two years. Dishwasher replaced in the last few months. Plantation shutters throughout the home. California closets have been installed. Third bedroom has custom office. L'Ambiance is a gated community with paved driveways that is a short walk to the North tram stop that will take you to the relaxing beach at Pelican Bay. The new Community Center of Pelican Bay with a state of the art fitness center, shopping, movie theater and library are all within walking distance. L'Ambiance allows one pet of any size.



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