

# 349 WESTERN PINES LANE CANTONMENT

POOL HOME - ALMOST 1/2 ACRE - OVER 1700 SQFT

## PROPERTY DETAILS



**Listing Price:** **\$119,999**

**Listing Address:** 349 WESTERN PINES LANE CANTONMENT FL 32533

**Bedrooms:** 3

**Full Baths:** 2

**Partial Baths:** 1

**SQ FT:** 1747

**Lot Size:** .41 Acres

**Garage:** 2 Car+

**Heat Source:** Gas

**Schools:** Escambia - Pine Meadow/Ransom/Tate

**QR Code:**

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## PROPERTY DESCRIPTION

\*\*\* SELLER TO GIVE BUYER \$2500 CASH AT CLOSING WITH ACCEPTABLE OFFER \*\*\* THIS IS A 3 BDRM/2.5BTH HOME - 1747 SQFT - SPLIT FLOORPLAN (INCLUDING FINISHED ATTIC SPACE AND 2 ATTIC FANS FOR ENERGY SAVINGS). HOUSE HAS BEEN PAINTED A NEUTRAL COLOR THROUGHOUT, KITCHEN REMODELED WITH 16" TILES AND NEW COUNTERTOPS BEING INSTALLED; KITCHEN ALSO OFFERS ALL APPLIANCES AND FILTERED WATER. ENTERTAIN IN YOUR RATHER LARGE LIVING AREA OR OUTSIDE ON YOUR CLOSE TO 1/2 ACRE LOT WITH A POOL. THE POOL IS SURROUNDED BY BEAUTIFUL PALM TREES AND HAS A SHOWER AREA AS WELL AS AN "OUTHOUSE" CHANGING AREA. THE POLARIS CLEANING SYSTEM AND TIMERS ARE A GREAT ADDITION TO THE POOL. THERE ARE TWO ELECTRIC POWERED WORKSHOPS, A SMALL GREENHOUSE AND AN OVERSIZED 2 CAR GARAGE (2 GARAGE DOORS FOR ACCESS TO FRONT AND BACK YARD) WITH ROOM FOR STORAGE ABOVE; THE YARD ALSO PROVIDES LIGHTING WITH INSTALLED SECURITY LIGHTS. THERE IS PLENTY OF ROOM TO PARK YOUR BOAT OR RV HERE AS WELL. THIS IS A QUIET ROAD WITH FRIENDLY NEIGHBORS. MOVE FAST TO TAKE ADVANTAGE OF THE USDA RURAL DEVELOPMENT PROGRAM (NO 3.5% CASH OUT OF POCKET DOWN PAYMENT AND NO MORTGAGE INSURANCE TACKED ONTO MONTHLY PAYMENT - WOW !!) AND DON'T FORGET TO MAKE YOUR APPOINTMENT TODAY - AT THIS PRICE, THIS HOUSE WON'T LAST LONG !!

## CONTACT INFORMATION



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**Equal Housing Opportunity**

Property information deemed reliable but not guaranteed and should be verified.

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