

# 21730 SOUTHERN HILLS DRIVE #102

---

Newer OPEN KITCHEN PLAN featuring lovely granite countertops with wide breakfast counter, wood grain cabinets, tiled backsplash and under cabinet lighting. Popular open plan is great for entertaining and family get-togethers. Den is great for overflow company. Pocket door and built in cabinets and shelving take care of office/computer/TV very efficiently and attractively. Comfortable pull out sofa completes the transformation to use as a third bedroom when needed. Upgrades include tiled floors throughout and on the lanai, Frigidaire 2 1/2 ton 13 SEER air conditioner, maintained regularly by Bruno Air; upgraded washer and dryer; nice extra lighting in the master bedroom. Tastefully decorated and turnkey furnished, you can move in and start enjoying the Pelican Sound lifestyle immediately. From your comfortable, screened lanai you will enjoy your park-like view of the lake and fairway, and magnificent sunsets too!

In addition to 27 holes of championship golf there is a great tennis program, pickle ball, water taxi to the beach, boat ramp and boat storage, six pools, state of the art, attended fitness center and two fabulous clubhouses. Stay fit using the walking and biking trails and make new friends through events of the very active club calendar. This is the only bundled golf community west of 41. **It's Like Living in a Resort!**

***Offered at \$327,500—Turnkey Furnished***

*For your exclusive showing of this and other Pelican Sound properties  
Call Sarah Thompson, REALTOR*

*Certified Residential Specialist, Accredited Buyers Representative  
The 'A' Team of John R Wood Properties at (239) 398-8333  
"We are committed to providing 'A' level service to all of our clients!"*

