

# Oakley by Kemick

3108 E 56th Avenue • Ellenton, FL 34222  
3 Bedrooms + Den • 2-1/2 Baths • 2 Car Garage  
2,190 sq. ft. • 0.214 Acres • MLS# U7555114  
Offered for \$185,000.



Welcome home to this Oakley model built in 2000. There's great curb appeal, with a side-entry garage and covered entry. Inside, the floor plan is open and spacious, and completely tiled for easy care. The living room focuses on a faux fireplace and enjoys vaulted ceilings.

There's also a comfortable family room for relaxing. Need even more space? There's a den/office just off the entry loggia.



The kitchen features solid surface counters, with plenty of storage and work space. A casual dining counter and home management desk are nice features as well. Have your meals in the breakfast room, the dining room, or outside on the screened lanai. Pocketing sliding glass doors create an indoor/outdoor environment.

The Master suite features a large bath with double sinks and a jetted tub. A walk-in closet offers lots of storage, too. There are two other bedrooms that share a full bath, and a powder room for your guests.

Ideally located, you're just minutes from Ellenton's Outlet Mall, and you've got easy access to I-75. It's great Florida living and ready for you to move right in; come see for yourself today!



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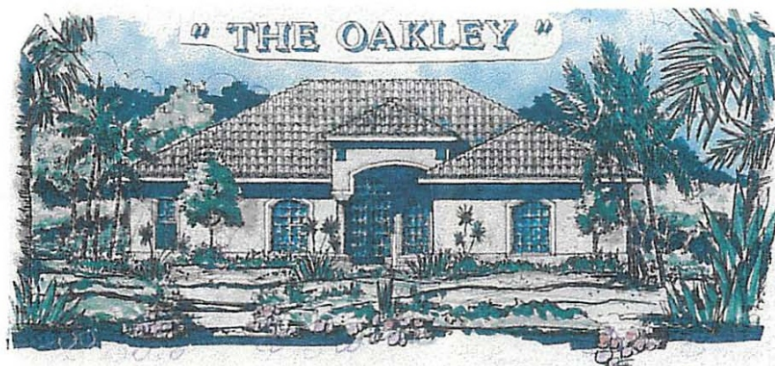
# Details . . .

## Interior Features:

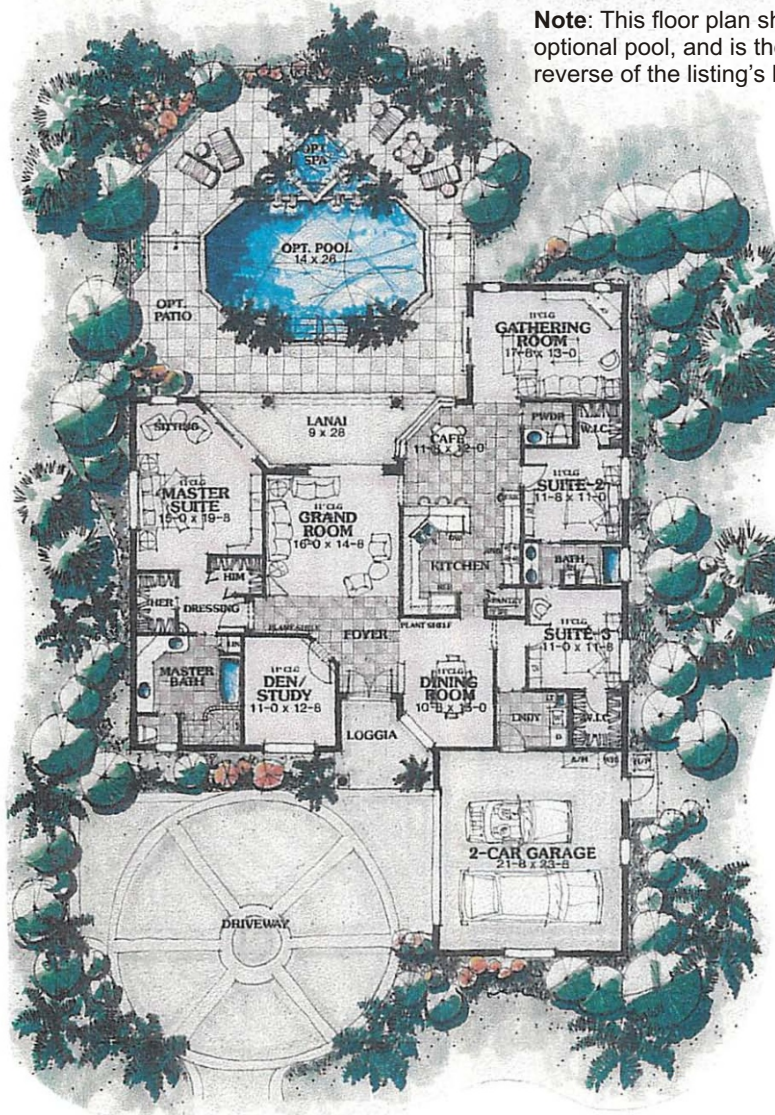
- Ceramic tile flooring throughout
- Vaulted ceilings
- Inside laundry room with washer & dryer included
- Kitchen features solid surface counters, white raised panel cabinetry, casual dining counter, home management desk
- Master suite features walk-in closet, bath with double sinks and jetted tub
- Split bedroom plan
- Breakfast room and formal dining room

## Miscellaneous/Other:

- Built by Kemick Construction Company in 2000
- Side-entry 2 car garage
- Automatic sprinkler system on county water
- Mandatory homeowner's association \$350/year
- Average electric \$60/month
- Average water/sewer \$70/mo
- Average trash service \$30/mo
- 2011 property taxes \$1,844 without Homestead Exemption.
- See more photos & a visual tour: [www.3108E56thAve.com](http://www.3108E56thAve.com)



**Note:** This floor plan shows an optional pool, and is the "flip" or reverse of the listing's layout.



## ROOM DIMENSIONS:

Living Room: 15' x 18'  
 Family Room: 17' x 17'  
 Dining Room: 10' x 10'  
 Kitchen: 13' x 13'  
 Master Bedroom: 15' x 18'  
 2nd Bedroom: 11' x 13'  
 3rd Bedroom: 11' x 15'

Marketed by

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