

PEACEFUL WATERFALL

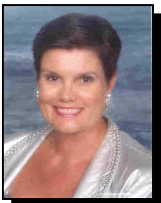


2300 L'Ambiance Circle 102

\$629,900.00

Area:	L'Ambiance in Pelican Bay	Bathrooms:	2
Style:	Low Rise	Bedrooms:	3
Square Feet:	2025 Under Air	Master Bedroom:	13 x 17
Year built:	1996	Bedroom #2:	12 x 13
Taxes:	\$6,522.00	Bedroom #3:	12 x 11
Parking:	2 Car Attached Garage	Livingroom:	14 x 21
Condo Fee:	\$2,102.00 (Includes Pelican Bay yearly fee or \$1,279.00)	Diningroom:	12 x 12
Special Assmt:	\$500.00 yearly to Pelican Bay for 2009 & 2010.	Familyroom:	14 x 19
		Kitchen:	11x11
		Pets:	One no size or weight restrictions

Relaxing waterfall views await you in this spacious unit. Enjoy entertaining? You'll love the kitchen that opens to the family room. Your guests can enjoy privacy in their separate guest suite. The Jenn Aire grill on the lanai lets you BBQ nightly. Crown molding, raised panel cabinetry and six panel doors throughout. This is condo living that feels like a home with your own private courtyard entry. L'Ambiance is a gated community with paved driveways that is a short walk to the North Tram stop that takes you to the marvelous beach in Pelican Bay. The Community Center of Pelican Bay with a state of the art fitness center, shopping, movie theater, restaurants, shopping and the library are all within walking distance. Walls have been freshly painted and new flooring has been installed.



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