



# 7163 LYNDBURST CROSSING \$117,500

## Gateway Crossing

**BLC # 21012145**

An exceptional, truly immaculate move-in condition Ranch with quick possession just ½ block from the Clubhouse, Pool and Basketball Court. This Home features a covered Front Porch with a Tile Entry opening to the Vaulted Ceiling Living Room with Plant Shelf and updated Lighting. The Tile floored Kitchen features a Pass Thru to the Living Room, Black Whirlpool Dishwasher, Electric Range, Microwave and a walk-in Pantry. The Breakfast Room opens to the 10x10 Patio overlooking the Pond. The Vaulted Ceiling Master Suite features a Plant Shelf and a Full Bath with Shower. All 3 Bedrooms have Walk-in Closets. The Laundry Room is off the Kitchen. Insulated Two car garage. Very nice 2" Wood Blinds. The home overlooks an very nice and peaceful POND. The **ADT** Alarm System is wireless. The Mandatory Quarterly Fee = \$110 and covers the Clubhouse, Pool and Snow Removal.

A one year **HMS Home Warranty** is provided to Buyer and covers heating, cooling, plumbing, electrical, and all appliances with \$100 deductible. Buyer can renew this exceptional plan annually for \$399.00.

- 1,394 Sq Ft Living Area
- Efficient Gas Heat, C/A
- Semi Tax = \$491
- .19 Acres
- **Special Financing Available**

Living Room	22x15	Master	16x11
Kitchen	14x08	Bdrm 2	12x10
Breakfast	14x08	Bdrm 3	12x10
Laundry	07x07	2 Full Baths	



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