

McFarland Florida Team LLC  
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205 Kings Blvd C61  
Kings Point  
Sun City Center

*Affordable Kings Point Living*

*Start Living the Lifestyle*

- 2 bedrooms, , 2 baths, Mansard II with 1,113 sq feet of living,
- A/C Florida Room great for additional living space or an office.
- Home is move in ready, sold furnished at this unbelievably low price
- Condo fee \$372.13 per mo includes master insurance, exterior maintenance, water, sewer, cable TV, irrigation, and use of all facilities except golf as well as reserves for painting, paving and roof replacement.
- Home has KPW in place for 2008.
- Homeowner indicates the home has CPVC plumbing ..
- Association limits the rentals to 2 per year.
- With all that is included in the association fee this home is very affordable as a snowbird residence or year round home.
- Come to Kings Point and live the lifestyle, with over 200 clubs and activities, 6 pools, 2 clubhouses, you name it Kings Point has it and now the recreational lease belongs to the unit owners!
- Kings Point is located just a short ride from the award winning Gulf beaches, convenient to Tampa's and close to Tampa and St. Pete airports.
- For the golfers there are over 200 holes of area golf and less than 20% of our residents are

