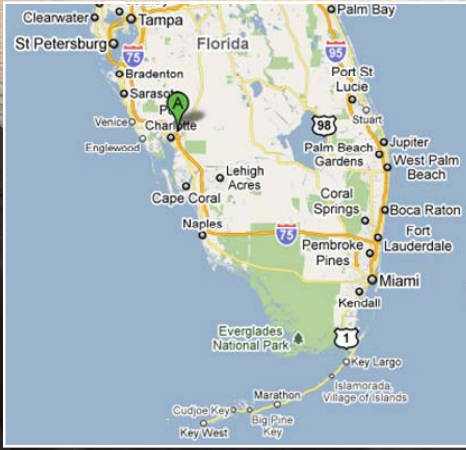


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*15 min. from
Port Charlotte Beach*



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The Pines at Deep Creek

Fantastic opportunity

Unbeatable bargain

941-276-0468





Fantastic opportunity and an unbeatable bargain: a third of the original listing price.

"Pines at Deep Creek" resort is ideally located in Punta Gorda/Florida on the Gulf of Mexico. It's a short drive to the beautiful sandy beaches of Port Charlotte or Englewood & not far from Venice or Sarasota. With a fast access to Highway I-75, reaching cities like Orlando, Tampa, Fort Myers, Naples or even Miami as well as all the international or local airports, is easy and effortless. The whole area is a paradise for golfers of all handicaps. It is a real treat to play on renowned golf courses surrounded by luxuriant and tropical flowers and trees. The public "Deep Creek Golf Club" is only a five-minute drive away. The Florida generous nature offers to visitors a wide range of outdoor activities. From deep-sea fishing or sunset dolphins & birds watching cruises to kayak tours in the mangroves, everything is possible for nature lovers. Being able to observe endangered species like the loggerhead turtles or manatees is a great privilege. Wild life is everywhere and should you be hiking on one of the numerous nature trails or riding on the cycling paths, you might witness otters swimming in a creek, opossums napping in a tree or feral pigs lazing in the

shadow. Raccoons, great white egrets, pretty butterflies are part of the Florida landscape and with the proximity of the Everglades National Park, it's not unusual to be able to spot a bobcat, a silver fox or an alligator.

The resort's nine buildings have been entirely refurbished in 2005 and upgraded to to-date building codes. There are 4 lower level & 4 upper level condos per building. Homeseach Florida Realty, LLC has about a dozen 2-bedroom/2-bathroom units for sale. Repainted and modernized, these 868 sq./ft condos are completely furnished. A large sunny terrace overlooks a lake and luscious landscape. The kitchen is fully equipped with all the necessary appliances: dishwasher, refrigerator/freezer, electric range & microwave hood combination. The washing machine + dryer are installed in a handy closet with lots of storage space. The main bathroom is built with a bathtub and incorporated shower and the guest bathroom includes a tiled shower. Although the condo is entirely tiled, some rooms have been covered with quality wall-to-wall carpet which is easily removable should you choose to. "Pines at Deep Creek" is NOT a registered 55+ community and so the atmosphere feels

both young and dynamic but also peaceful and safe. Among the amenities available at the resort: a large swimming pool, a spacious clubhouse with a fully equipped kitchen for parties & entertainment and a tennis court. Each unit has a designated parking spot. Many restaurants with American or international cuisine (French, Italian, Greek, etc.) are found in the neighborhood. Shopping is of course available nearby either at local stores or boutiques but also for bargains at outlet malls a few miles away. Your condo in Florida could become your holiday destination for your family and friends or an income investment by renting it annually or seasonally (30 days minimum rental). Your real estate agent would gladly help you promoting & managing it as a rental unit. The incredible price for these great furnished condos are \$58,900 (less than 50.000 Euros). Don't hesitate to contact us for more details, we will be more than happy to answer your questions. We already made many happy owners who would be glad to share their experience with you. We have also some unfurnished condo available for the incredible price of \$51,900 (no dishwasher included)

Genevieve Poulain has been a Florida real estate broker for over 10 years. Her European background (she speaks French) together with her understanding of the obvious cultural differences plus her experience of the local real estate market, have made her the best person to contact for international transactions. Her dedication to make your buying experience the best ever far exceeds the expected duties of a real estate broker. Whatever important your investment may be, her services and advises will be key to complete your project with success. (References available).