

13063 HARTLEY CIRCLE | FLORENCE GARDENS



OFFERED AT \$324,000

Owner financing available

2BR/2BA • 1726 SQ FT

- Antique heart pine floors
 - Dacor appliances
 - Whole house generator
- Gorgeous wrap around front porch
 - Heated floors in master bath

Neighborhood amenities include:

*Pool at Midland Cove, Magnolia Hall, Community Garden,
Lake Florence, 100+ acres of greenspace and more*

Owner/Agent

MLS # 238211

MODEL HOME OPEN

Monday— Friday, 1:00 p.m. to 5:00 p.m.
Saturday and Sunday, 2:00 p.m. to 4:00 p.m.
Or by appointment

www.FlorenceGardens.com

(228) 326 7292

(228) 861 9500

*Florence Gardens is located on O'Neal Road in Gulfport,
three miles east of Highway 49 or 1.7 miles west of Highway 605.*

Listed by Bayou Realty



FLORENCE GARDENS

New neighborhood. Old charm.

Features of 13063 Hartley Circle

Interior Features:

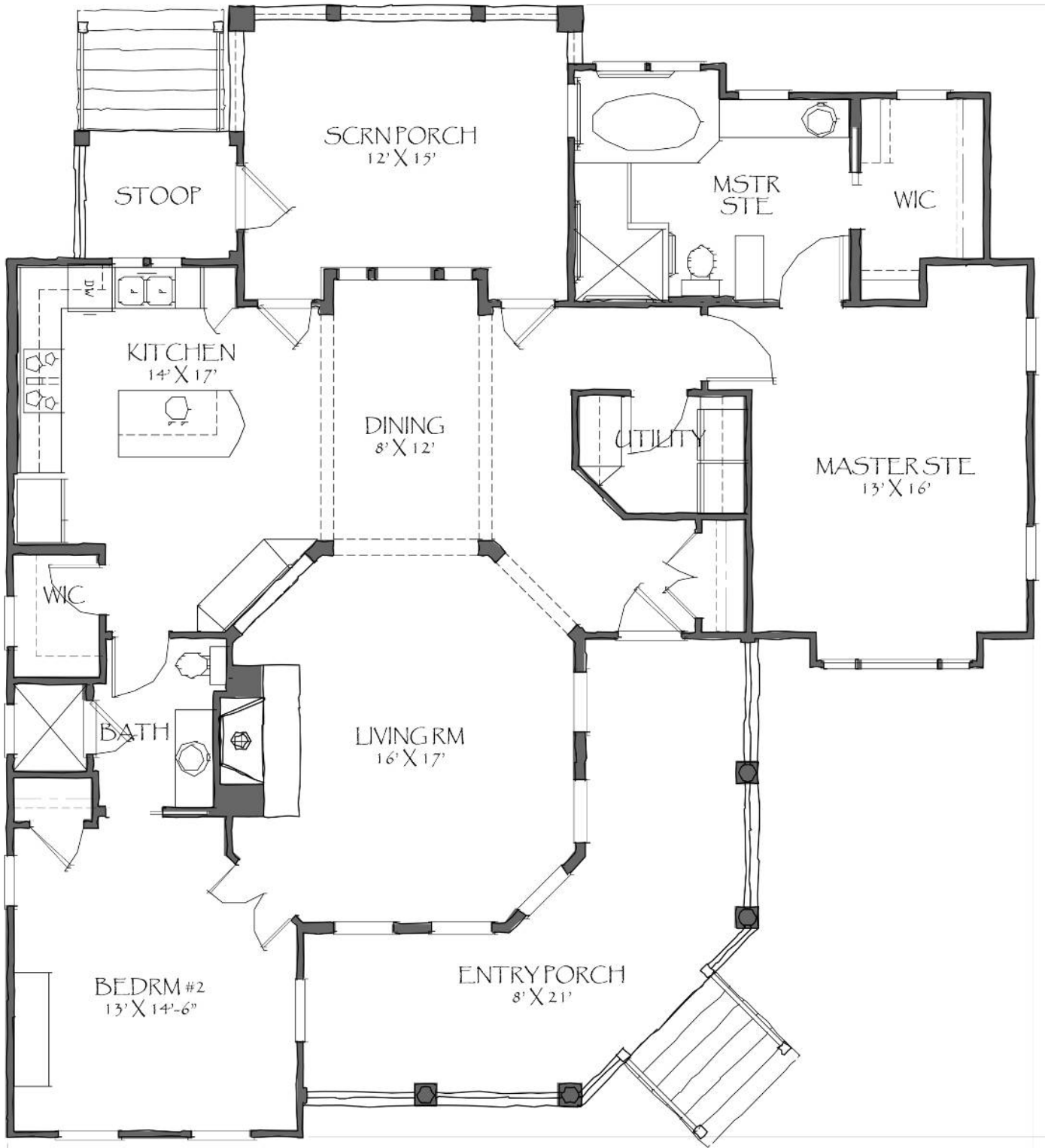
- Antique Heart Pine flooring
- 8' Real Pine interior doors
- Custom cherry cabinets in kitchen and baths
- Kitchen features Dacor stainless appliances, double sink and prep sink– each equipped with garbage disposals
- Aquatran unit
 - ◇ www.aquatranproducts.com
- 12' ceiling in great room; 10' ceilings throughout
- Rinnai Tankless Hot Water Heater
- Heated floors in master bath
- Kohler Air Tub and custom tiled shower with seat in master bath
- Custom built-ins to store DVD's, CD's, books, and much more
- Surround sound system
- Security system

Exterior Features:

- Metal roof (heavy 24-gauge material)
- Spacious corner lot, fenced backyard
- Extensive landscape, hardscape, irrigation, and uplighting
- Gas outlet in backyard allows for easy grill hookup
- Power outlet on ceiling of porch for convenient decorations
- Operable exterior shutters (fiberglass)

Energy Savers:

- Energy Star rated
- Whole house generator– natural gas fueled (18Kw)
- Interior plantation shutters (fiberglass) included
 - ◇ www.customshuttercompany.com
- Proshield Windows (vinyl clad wood window)
 - ◇ www.weathershield.com/windows.jsp?tier1=1&tier2=9&subNav=5
- 4 ton Trane unit with clean effects system



47'-6"

52'-4"