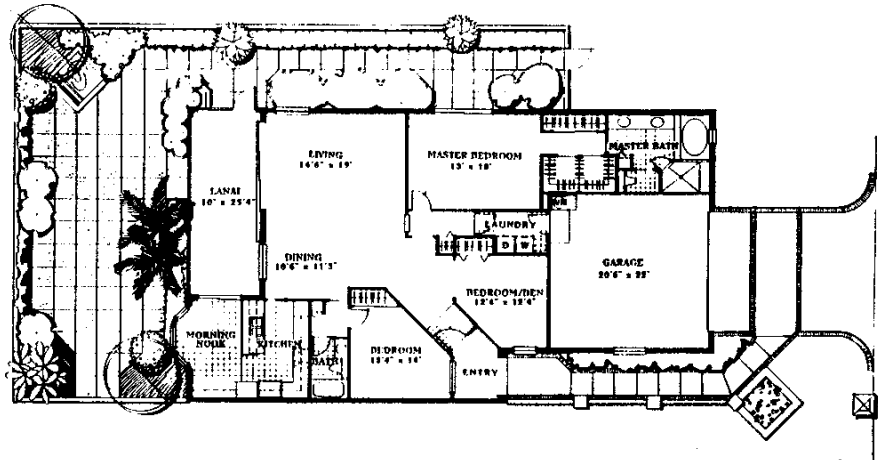


W I N D S T A R

ON NAPLES BAY



The Champion
 3 Bedroom/Den, 2 Bath
LIVING AREA 1,908 Sq. Ft.
LANAI 253 Sq. Ft.
GARAGE 451 Sq. Ft.
TOTAL 2,612 Sq. Ft.

Address: Somerset — The Champion Paget Circle, Unit # 36	Bedrooms: 3/Den Baths: 2	Price \$209,900
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Own's Name	W S Realty, Inc.	Sq. Ft. L.A.	1908	Living Rm.	14'6" x 19'0"
Taxes	'91 — \$2,740.84	Sq. Ft. T.A.	2612	Dining Rm.	10'6" x 11'3"
Homestead	No	Construction	CBS	Kitchen	9'0" x 13'0"
Year Built	1989 / 1990	Lot Size	As per plat	Bkfst. Nook	9'3" x 13'7"
Maintenance	1 qtr. \$689	View	Lake / Golf / Courtyard	Bedroom 1	13'0" x 18'0"
Financing	*See below	Roof	Concrete tile	Bedroom 2	12'4" x 14'0"
Possession	At closing	Stories	1	Bedroom 3/Den	12'4" x 12'4"
Appliances	Range / Oven Refrigerator / Dishwasher Washer / Dryer A/C / Heater	Parking	2 car garage	Utility Rm.	Yes
Water	City	Floor Cover	N/A	Lanai	10'0" x 25'4"
Sewer	County	Windows	Aluminum	School District	Lely High School Gulfview Middle Avalon Elementary
Zoning	Multi-family — att. villa	Draperies	N/A	Lease Restrictions	3 times per year, 30 days min.
		Pool	Community		
		Spa	Community hot tub		
			Home owners assoc.		

Special Features/Additional Copy:
 *Special financing: 5% down, no points, to qualified buyers.

All information and specifications obtained from sources deemed to be reliable but are not guaranteed by W S Realty, Inc. Buyer should consider using an inspection service company to inspect the condition of the premises. The dimensions, sizes, configurations and other information contained on this drawing are approximate and meant to be illustrative only.

Lodestone Realty Mgmt., Inc. Licensed Real Estate Brokerage