



Around the Bend

THE MONTHLY NEWSLETTER OF WOODSON BEND RESORT

14 Woodson Bend Resort • Bronston, Kentucky 42518 • (606) 561-5311

Website: www.woodsonbendresort.com

MAY 2019

MANAGER'S REPORT

by Mark Sloan

Spring has sprung here at the Bend! All I can say is, thank goodness!!! It has been so nice to have a few weeks of mostly decent weather to allow us to get outside and do some work we have been anticipating to get done for weeks! As the season approaches, we are working to get the Resort ready for you to come and enjoy spending time with us! We look forward to seeing everyone very soon.

Mulligans restaurant opened on Friday April 19th. Chef Michael & Chef Ed and their crew have hit the ground running and are off to their 4th season with us. As a reminder, Mulligan's will continue to operate the Pro Shop Grill! Your restaurant coupons will be able to be used in the grill as well as the restaurant! Grill hours will be flexible and will be expanding as we get deeper into the season. So be on the lookout in the weekend handout or upcoming Around The Bend for expected hours of operation for the Grill.

Just a quick reminder for some of our newer folks; please remember that when you are out on the golf course "animal spotting" in the evenings that we may still have golfers playing golf. We really encourage anyone interested in doing this to wait until dusk to head out onto the course to animal spot. In addition, please remember that while out animal spotting or sight seeing, the course is cart path only at that time. Lastly, the course closes at midnight for anyone wishing to animal spot or doing any kind of riding around.

Owners, as we are now into our 2019 roofing and painting, we need your help! We have a lot to accomplish this year! We try our best to make sure this kind of work does not interfere with your visiting plans. It's important to us that we do our best to not disrupt your visit. However, due to the enormous workload this year, we may be unable at times to accommodate putting your project on hold at the times you plan to be here, etc. We apolo-

gize in advance for any inconvenience this may cause and Maintenance will be working hard to give you as much notice as possible on when to expect us getting to your unit, (for those of you scheduled for roofing and painting in 2019).

I would like to encourage anyone that is thinking about any kind of Remodeling for your condo to give Nick Jones a call at 606-561-5314 or email him at remodeling@woodsonbendresort.com. Remodeling demand continues to be high for the fall and winter, but we may have some openings coming up during the summer. Remarkable improvements to units are being made all over the resort. Don't miss out on this opportunity to get your work scheduled sooner, rather than later! Nick would love to discuss any plans you have for your condo! I would also like to remind you we have approved policy restricting who may do work pertaining to any electrical or plumbing projects that requires permits or inspections. In addition, restrictions apply to who can do work that involves drywall or internal stud walls. If you have any questions, give Maintenance a call for more info.

Here's another reminder to everyone that the Garden Club will be having their 9th annual 5K "Garden Club Run/Walk" on Saturday, May 25th, starting at 8:30am at the clubhouse. Are you ready to get some good exercise? You can run, walk or crawl during the event!!!! This is a great event because it allows you to work on getting healthier while helping the Garden Club raise funds to beautify the resort. Please look for sign up information and details within this newsletter.

This year's Derby Party will be taking place at the Clubhouse on Saturday, May 4th. The party is free to attend. Feel free to bring your own party snacks and beverages. However, please note, Programs must be ordered in advance and paid for by the requesting party. We will be happy to bill your account for this but you must notify Lindsay in Admin by no later than Friday, April 26th for us to be able

to get your program in time for the party. You can reach Lindsay at 606-561-5311 or via email at administration@woodsonbendresort.com for information and pricing on the programs.

Help Woodson Bend grow our Rental Department! Would you like to earn some money two different ways? Give Jamma a call in our Rental Department at 1-800-872-9825 or email her at rentals@woodsonbendresort.com. She would love to enroll your unit into our Rental Program! Placing your unit in the Rental Program is an effective way to pick up some additional cash to help offset the cost of owning. In addition, please be aware that all profits from the Rental Department go back into the general fund to help offset annual maintenance fees. Supporting the Rental Program is a great way to support the entire resort. Many people are unaware that you can make your condo available for renting as much or as little as you like. We do not place restrictions on the amount of days you make available to rent your unit. If you would like to know more, Jamma would be happy to give you all the details you need!!!

Lastly, mark your calendars for Saturday, July 6th, as we conduct our RED, WHITE and **BOOM!!** celebration with our annual fireworks show!

Deepest Condolences
Our deepest condolences
are extended to the
Barbara Fugmann Family #122-2.

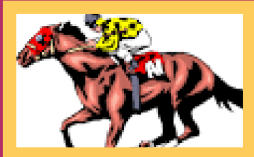
FRIENDS of WOODSON BEND 2019

Become a "Friend" by making
your \$50 donation today!

Call Lindsay @ 606-561-5311
or by emailing administration@woodsonbendresort.com

LAST CHANCE TO ORDER PROGRAMS!!!

DERBY PARTY!



MAY 4th - CLUBHOUSE

Bring Drinks & Snacks
Dress your Derby Best!

If you want a Program or Racing
Form, contact Lindsay at
606-561-5311 to order - \$10 each.

Will be delivered to Security by
8 am on Derby Day for pickup

Mulligan's Restaurant is NOW OPEN

Pro Shop Grill HOURS:
(Due to remodel, please
watch for hours in the
upcoming weekend
handouts)

Restaurant HOURS:
Fridays & Saturdays
5:00pm - 9:00pm
Call for Reservations
606-561-5221

**Did you know that you can
use your restaurant card
at BOTH locations?!**

Golf, Social, & WB Events 2019

04/23	AIM Golf Outing	1:00pm
05/01	Men's Spring Classic	1:00pm
05/04	Derby Party	tba
05/08	Ladies Spring Classic	1:00pm
05/25	Annual 5K Run/Walk	9:00am
05/25	Drive-In Movie	tba (weather permitting)
05/26	18 Hole Memorial Scramble	1:30pm
05/26	Lightning Rod & The Thunderbolts	8:00 pm
05/27	9 Hole Memorial Scramble	1:00pm
06/01	Monkey's Uncle Golf Scramble	1:00pm
06/09	Double Couple Golf Scramble	1:00pm
06/15	Travis Taylor @ pool	8:00pm
06/17	Pool Aerobics (Every Tues & Fri)	10:00am
06/22	Magic Show @ Pool(weather permitting)	1:00pm
06/22	Sean Meadows @ pool	8:00pm
06/28	Steve Taylor @ pool	8:00pm
06/29	The Marlinaires @ Pool	8:00pm
07/1-3	Junior Golf Camp	tba
07/04	18 Hole 4th of July Scramble	1:00pm
07/06	Red, White & BOOM! & Golf Cart Parade	
07/06	Balloon Animals	12-3
07/13	Travis Taylor @ pool	8:00pm
07/13	WB Raft Up (every 2nd weekend)	tba
07/20	Bubbles!!!!Clubhouse Prkg Lot	1:00pm
07/20	Sean Meadows @ pool	8:00pm
07/22	MATT JONES TOURNAMENT	
07/27	Wheat Alder @ pool	8:00pm
08/03	Travis Taylor @ pool	8:00pm
08/10	Steve Taylor @ pool	8:00pm
08/10	Margarita Golf	tba
08/17-18	Woodson Bend Club Championship	
08/27-28	Ladies Bluebird Invitational	
08/31	The Brownstones @ pavilion	8:00pm
08/31	Cart Wash & Bake Sale	
09/01	Labor Day 18 Hole Scramble	
09/02	Labor Day 9 Hole Couples	
09/21	Annual Community Cookout	5:00pm
09/26	William Shearer Golf Outing	
09/28	Annual Board Meeting	
10/05	Buck & Doe Invitational	
10/07	Hal Rogers Golf Outing	
10/18	Euchre	6:00pm
10/19	Poker Run & Chili Cookoff	
12/07	Christmas Breakfast	
12/07	Christmas Party	
12/31	New Year's Eve Party	



9th ANNUAL AROUND THE BEND 5K MEMORIAL RUN/WALK & BAKE SALE

May 25th, 2019-9:00 a.m.-Clubhouse



Join us for the 9th Annual Run/Walk & Bake Sale that benefits the WB Garden Club. 1st, 2nd & 3rd place for women / men (14 & up). 1st & 2nd for Senior women / men, 1st for Super Senior, 1st & 2nd for 9-13 (boys / girls) & 1st & 2nd for 8 & Under division (boys / girls).

Run/Walk will start at the Clubhouse Parking Area and will proceed down Star Trek and continue around the big loop. It will end at the Clubhouse/Tennis Court Parking. The race will start at 9:00 am and will be completed by 10:30 am (for those who choose to walk). OPTION: 1 mile "Around the Small Loop" for 8 & under will begin 5 minutes before the adult race.

WE NEED SPONSORS!!

Sponsor's names will be on the tee-shirts. Sponsor fee is \$50. Deadline for sponsorship is May 10th.

Send your check to:
Carmella Waller/WB Garden Club
c/o Woodson Bend Resort

14 Woodson Bend, Bronston, KY 42518

OR, have it billed to your account by calling 606-561-5311



Bottled water and a snack will be provided. Register the whole family for an event that gets bigger and BIGGER every year!

PRO SHOP NEWS

Men's Spring Classic 1:00 pm May 1
Ladies Spring Classic 1:00 pm May 8



MEMORIAL WEEKEND GOLF ACTIVITIES

Friday Night Scramble 5:00 May 24 (Free to Golf Members -\$15 Non-Members)
Sunday Memorial Scramble 1:00 May 26 (Free to Golf Members- \$25 Non-Members)

Monday 9 Hole Couples 1:00 May 27
(\$20 Couple Members / \$40 Couple Non-Members)
Pro Shop is full of New Merchandise...stop by & see!!!





Woodson Bend Resort
14 Woodson Bend - Bronston, KY 42518
Phone: (606)-561-5311 - Fax: (606)-561-5311
WoodsonBendResort.com

April 20, 2019

Dear Woodson Bend Owner,

Woodson Bend Resort is continuing the process of billing a portion of your monthly Maintenance Fees on a square footage basis. This change will take effect on your April 20th statement. If your unit has been expanded since last year please note your new total livable square footage on the enclosed spreadsheet. I would like to point out that even if your square footage total has not changed the amount you pay per square foot this year will be different than last year based on the amount of expense associated with Condominium Building Maintenance and Insurance Expense. See below for more details.

For those who may not recall, this change in how monthly fees are assessed is necessary for us to comply with Kentucky Condominium Law. We have dealt with this requirement by taking the one area of expense that varies depending on size of units and assessed that area of expense on a square footage basis. This area of expense is Condominium Building Maintenance and Insurance Expense.

The Condominium Building Maintenance Expense in 2018 was \$557,270.35 out of a total operating expense of \$2,086,524. This is 26.7 % of total expenses. Total square footage of all living area in the resort is 630,392.02. Dividing the Condo Maintenance and Insurance Expense by the total square footage of all units tells us how much we should collect per square foot for the whole year. Dividing that figure by 12 months tells us how much to bill monthly and lastly looking at the square footage of your unit tells us how much your proportionate share of this expense should be.

In an effort to help clarify this process please note that all owners will pay a "base" maintenance fee of \$266.05. The remainder of each owner's maintenance fee will be determined by the total amount of living area square footage in their unit. The monthly assessment for square footage for 2019 is \$0.073668 per livable square foot.

Should you have any questions about your new monthly billing on a partial square footage basis please contact us at Woodson Bend Administration. We will do all we can to help.

Sincerely,

Mark

Mark Sloan
General Manager
Woodson Bend Resort



April 20, 2019

Dear Woodson Bend Property Owner,

We are in the full swing of Spring here at the Bend! Flowers are blooming, grass is growing and mowers are buzzing as our Staff prepares for your arrival to begin a new season of activities. You just won't believe how wonderful the Resort looks and how much progress has been made over the last few months of Fall and Winter!

Looking ahead, we are less than six months away from our Annual Meeting of the Woodson Bend Property Owners Association on September 28, 2019. At that meeting, two owners will be elected to serve as Directors of the Board. There will be two 3-year terms to be filled. Each property owner has the opportunity to stand for election and to nominate fellow owners as candidates for the office. The bylaws of Woodson Bend POA specify that at least two names for each open Directorship be placed in nomination.

Our Resort is full of potential nominees, many with years of career experience in the prospective jobs. Please consider bringing that experience to our Board and sharing your insight and expertise in moving our Resort forward, or think of someone you consider to be a great nominee.

The volunteers of your Nominating Committee must complete our work by the end of July, including interviews with each candidate. Please complete and submit a nomination form for each potential candidate by June 1, 2019, and return to: Nominating Committee, Woodson Bend P.O.A., Inc., 14 Woodson Bend Resort, Bronston, Kentucky 42518.

The members of the 2019 Nominating Committee are:

Owner Unit 91-4
John E. Waller (Liason)
23 Woodson Bend
Bronston, KY 42518
606-561-7775

Owner Unit 85-1
Vicki Burchfield
PO Box 111
Somerset, KY 42501
606-305-1879

Owner Unit 93-4
Nancy Bigelow
814 Colyer Road
Bronston, KY 42518
606-271-1005

Owner Unit 63-4
Jim Walter(Chair)
629 Vonda View Blvd.
Franklin, KY 42134
636-244-0599

Owner Unit 116-1
Louie Wright
PO Box 409
Monticello, KY 42633
606-219-6527

If you have any questions regarding this request for your participation, please talk to any member of the Nominating Committee.

We'll see you around the Bend,

John

John Waller, Chairman

**WOODSON BEND P.O.A. BOARD OF DIRECTORS
NOMINATION FORM**

To nominate any owner, including yourself, complete the form below and send to the Nominating Committee, 14 Woodson Bend Resort, Bronston, KY 42518, ATTN: Lindsay

I nominate (**print** name)_____

(Please provide complete information of nominee)

Unit #_____

Address_____

Home phone #_____work phone_____

Cell phone_____email_____

_

I nominate (**print** name)_____

(Please provide complete information of nominee)

Unit #_____

Address_____

Home phone #_____work phone_____

Cell phone_____email_____

Print your name

unit #

Date

Your email address

Your phone #

9th Annual "Around The Bend" 5K Memorial Run/Walk

May 25, 2019 - 9:00AM

Location: Run/Walk will start at the Clubhouse Parking Area and will proceed down Star Trek and continue around the big loop. It will end at the Clubhouse/Tennis Court Parking.
The race will start at 9:00 am and will be completed by 10:30 am (for those who choose to walk) . **OPTION:** 1 mile "Around the Small Loop" for 8 & under will begin 5 minutes before the adult race.

Cause: This run/walk will benefit the **Woodson Bend Garden Club.**

Registration: Entry fees: Individual \$ 20 or Family (3 or more) \$17.50
Pets are welcome.

Awards: Trophies will be given for:
1st, 2nd & 3rd place for women / men (14 & up). 1st & 2nd for Senior women / men, 1st for Super Senior, 1st & 2nd for 9-13(boys / girls) & 1st & 2nd for 8 & Under division(boys / girls).
Each contestant will receive an "Around the Bend"
t-shirt. Every entry will be timed.

First Name:_____ Last Name:_____ participation #_____

Age_____ Male_____ Female_____ T-Shirt Size(s)_____ (available Adult S,M,L,XL, XXL)

Additional Family Members_____

Name	Age	M/F	t-shirt size
------	-----	-----	--------------

Name	Age	M/F	t-shirt size
------	-----	-----	--------------

Name	Age	M/F	t-shirt size
------	-----	-----	--------------

Name	Age	M/F	t-shirt size
------	-----	-----	--------------

Address_____ City_____ Zip_____

Telephone_____ email_____

Make checks payable to: **Woodson Bend Garden Club**
Mail to: **Woodson Bend Resort**
14 Woodson Bend
Bronston, KY 42518 or email: **administration@woodsonbendresort.com**
Registration Deadline will be: **May 24, 2019 (please register early so we can order t-shirts)**

Waiver (Every participant must sign)

In consideration of your acceptance of this entry, I for myself, my heirs, devisees, executors, administrators, and assigns hereby waive, release and discharge any and all claim against the officials or the sponsors of the 'Around the Bend' 5k Memorial Day Run/Walk for all damages or injuries I may suffer.

Signature of entrant(s)

Date

Guardians signature if under 18 yr age



THE BEND AD-VISOR

MAY 2019



FOR SALE: Unit 10-3 Uniqueness! 100 yds. from the Clubhouse & Pool. Fabulous **LAKE VIEW!** 2BR, 2BA, walk-thru large closet, fully furnished. **Price Reduced ~~\$149,000~~ Now \$139,900 and negotiable** Call Charlie at 513-678-4155

LOWER LEVEL UNIT FOR SALE

Unit # 30-4

2 Bedroom & 2 Bath with enclosed parking garage & so much more!

Call Mr. Albanese for more info @ 513-871-3040

PLEASE MAKE SURE THAT ALL TRASH BAGS ARE TIED WHEN SET OUT FOR PICKUP!



For Rent at Woodson Bend : Condo 7-3

Extremely large luxury condo 1BR, 1BA Sleeps 6. Contact Tony Marcum @ 859 512 8018 or email tmarcumrentals@yahoo.com.

View on line at www.tmarcumrentals.com or contact Jamma Underwood Director of Rentals @ Woodson Bend 606 561 5300.

This condo is available for long or short term or just for the weekends at the Bend !!!

FOR SALE-1/3 ownership in condo 98-4.

Enjoy the Bend at 1/3 the cost of full ownership. 2BR/2BA lower level unit. Golf cart storage, laundry room, all new appliances and TV. New carpet in LR and Hall. Includes golf cart and private concrete patio. \$49,900. Contact Bill Girton at (513) 609-6029

IT'S NEVER TOO EARLY. I'm on the hunt for a boat slip, preferably with a hydro hoist, to sublease for the 2019 boating season. If you're interested please call **John at 513.310.9004.**

Thank you!

For RENT: Unit #54-2

Upstairs unit on cul-de-sac: on putting green. Furnished. Small 2br/1ba. Fireplace. Stack washer & dryer. Golf cart storage. 100 yards from the pool/Clubhouse. Pets;perhaps? Updated kitchen w/ dishwasher. Porch & small sundeck & concrete patio with gas grill. One year lease (possibly longer) \$875 mo Plus utilities or \$1000 mo No Utilities. Call Steve Winter @ 513-235-0535.



LAKE CUMBERLAND REALTY TEAM
CENTURY 21 ADVANTAGE TEAM
606-271-1005 or 800-688-5737

Nancy, Bill & Brad Bigelow

#1 in sales for over 40 years!

nancybigelow@lakecumberlandrealty.com
[view units @lakecumberlandrealty.com](http://viewunits@lakecumberlandrealty.com)

Pick up brochure at Lake Cumberland Realty office just outside the gate!

We live on the resort and will show units anytime, so please call!

FOR SALE: Unit #17-2 \$199,900

- *Completely updated 3BR/3 full BA.
 - *Open floor plan w/ granite counter tops, SS appliances, wide plank hardwood floors & beautiful ledge stone fireplace.
 - *Condo overlooks #5 green with views down the fairway from the large side porch as well as from inside the condo.
 - *Best condo at the Bend to view Red, White & Boom Fireworks.
 - *Vinyl sliders on back porch that provides extended heated and cooled living area.
 - *3 new large flat screen TV's plus TVs in every bedroom.
 - *Built in speakers in living room, kitchen & side porch w/ separate controls.
 - *Side by side washer & dryer
 - *Golf Cart storage under large side porch & includes one golf cart.
 - *Easy access to large attic for storage over core expansion.
- Call Karen @ 586-246-2061.

FOR SALE 27-3 core expanded \$149,000

- Upper level condo overlooking #7 fairway
- 2 BR, 2 Bath with Den as a 3rd BR option
- Updated kitchen with backsplash, new dishwasher ('16), refrigerator ('17)
- New HVAC system installed in 2018
- Carpet – 2 years old
- Gas Fireplace
- 60" flat screen TV over fireplace
- Crown molding
- Vinyl sliders with screened porch
- Side by side washer/dryer
- Large closets for storage
- Golf cart (stores 2 carts and includes additional refrigerator)

Call Tim @ 954 614-4271

MICHELL SEARS

PAINTING

Wallpaper removal

Porch Painting

Free Estimates
shosho70@aol.com



Insured
(606) 271-2725



BEDBUGS?



BROWN RECLUSE?

DEAL WITH THE TRUE EXPERTS IN THEIR FIELD!

STATE-OF-THE-ART EXTERMINATORS

606-546-4949

606-622-0978

KY LPCO

Stay Connected!

Did you know Silent Guard services
the Northern Kentucky area?

We can keep you connected to
your home and condo right
from your smart phone,
all in one easy to
use app!



More Than Just Security

232 Enterprise Dr. Somerset KY, 42501
606-677-1977 or 877-698-1854
www.silentguard.net

DAVIS HEATING & AIR CONDITIONING

Thiral Davis
Sandra Davis

(606) 679-4217

(606) 679-4216

- Service
- Installation

220 Enterprise Drive
Somerset, KY 42501

www.davishvacexperts.com

HVAC license #M01469



Casual Dress—Contemporary Service—

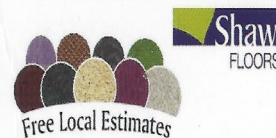
Services at 9:30am & 11:00am

914 Bypass behind Shell Station

930 Jessie Lane, Somerset KY



2855 N. Hwy. 1247
Somerset, KY 42503
(606) 679-1565



Free Local Estimates

Hardwood, Tile
Wallpaper, Blinds
Decorating Consultant In House

Patti Anderson houseofcarpet@windstream.net Vickie Calder

Hours: Monday-Friday: 9am-5pm



HOME OF

Manitou

PONTOON BOATS

606-561-7115
Hilltopmarine.com

LAKE CUMBERLAND REALTY TEAM!



Nancy Bigelow
814 Colyer Road
Bronston, KY 42518
Office 606-561-5335
Cell 606-271-1005



Welcomes you to **Woodson Bend Resort** "The greatest vacation or retirement community on beautiful Lake Cumberland"

LET US GIVE YOU A TOUR OF THE DIFFERENT STYLES, PRICES AND SIZES NO SALES PRESSURE

If quiet, relaxed, and carefree resort living is on your "bucket list", let us show you our 2 and 3 bedroom units. Beautifully remodeled units, units with expansion possibilities, units with golf course views and units overlooking Lake Cumberland.

WE ALSO SELL RESIDENTIAL HOMES AND LAKE AREA PROPERTIES.

2 bedroom/2 bath TREMENDOUS DEALS

2bedroom/2bath EXPANDED REMODELED

20-2, \$129,900 MLS33278 21-2, \$124,900 MLS18740
23-1, \$129,900 MLS31802 43-1, \$109,900 MLS30573
50-3, \$109,900 MLS32672 69-4, \$160,000 MLS33884

29-3, \$124,900 MLS27119 **CORE** 64-2, \$124,900 MLS31304 **CORE**
65-3, \$114,900 MLS32740 **CORE**

3 BD Expanded-Remodeled

2 & 3 bedroom LAKEVIEW

67-2, \$129,900 MLS18741 85-3, \$159,900 MLS22002

4-3, \$199,900 MLS32314 5-4, \$205,900 MLS31941 **PENDING**
98-2, \$219,900 MLS31287 100-2, \$221,900 MLS31130
104-1, \$199,900 MLS31799 107-1, \$215,000 MLS30487
105-2, \$179,900 MLS22903 **SIDEPORCH**
122-3, \$265,000 MLS31839 108-4, \$239,000 MLS33579

Pick up a brochure for a full listing of resort units and other property listings at our office, or visit us at

www.lakecumberlandrealty.com

WE RESIDE AT THE RESORT AND ARE AVAILABLE TO SHOW UNITS 7 DAYS A WEEK. 606-271-1005 606-271-1007

JUST LISTED by CENTURY 21



**4-3 Woodson
Bend**

\$217,900

FEATURES:

Great Lake View

Bedrooms: 3

Bathrooms: 2

Wideplank wood floors



CALL 606-561-5335 FOR A
SHOWING

Brad Bigelow- The Lake
Cumberland Realty Team



LOCATION, LOCATION, LOCATION

This home is right by the pool and tennis courts and restaurant so you can conveniently get to things easily. But, you really won't want to leave the lake view, perched up above watching the boats go by. It's so hypnotic AND the decorating is so nice. Granite countertops throughout. Wide-plank wood flooring.
MLS 32314



Vicki Burchfield
Realtor

606-305-1879



606 679-SOLD

vicki@turnerrealtygrp.com
www.LakeCumberlandHomeFinders.com



I am Vicki Burchfield, a full-time Owner since 1989. I have had the pleasure of representing Sellers & Buyers of our Resort for 15 years. If you, or someone you know, are in need of a realtor, please let me help!

7-2 Upper level with 2 bedrooms, and 1 bath. Recently remodeled and updated kitchen and bath. Located across the street from the clubhouse. MLS 30457 \$79,900

16-4 LAKE VIEW! Lower level with 2 bedrooms and 1 bath. Condo has core space. A small portion is finished, but most is used for storage and off street parking. MLS 32682 \$139,000

18-1 LAKE VIEW! Lower level with 3 bedrooms, 2 baths, open living space, and laundry. Condo has 6 foot core space. Common area side porch and cart storage. MLS 33527 \$179,900.

21-3 Upper level with 2 bedrooms and 2 baths and open living area with glassed porch for additional space. Updated kitchen with large island. On #7 fairway. MLS 30429 \$139,500.

26-3 Upper level with 2 bedrooms, 2 baths, open living space, and laundry. Condo has 4 foot bedroom expansion. Located on #7 fairway. MLS 33554 \$124,900.

27-3 Upper level with 2 bedrooms (could be 3, using den), 2 baths, updated kitchen with breakfast bar & laundry. Core & 4 ft expansion. MLS 33789 \$149,900.

31-2 Upper level with 2 bedrooms, 2 baths, open living space, and laundry. Common area cart storage and off street parking. Newer HVAC! MLS 33469 \$99,900.

31-3 Upper level with 2 bedrooms, 2 baths, open living space, screened porch, common area golf storage, and off street parking. MLS \$98,900.

42-2 Upper level with 2 bedrooms, 2 baths, updated kitchen, laundry, screened porch with sliders & 4 ft bedroom expansion. MLS 33975 \$117,500.

46-2- Upper level with 2 bedrooms and 1 bath. Screened porch with sliders. Condo located on a cul-de-sac with off street parking. MLS 32736 \$99,000

48-2 Upper level with 2 bedrooms, 2 baths, and laundry. Condo has 4 foot bedroom expansion. New flooring in living area and Newer HVAC! MLS 33474 \$79,900.

48-4 Lower level with 2 large bedrooms (4 and 8 ft. Extensions), 2 baths and open living space. Extra windows in living area and master bath. On #8 fairway. MLS 30164 \$119,500.

60-1 Lower level with 3 bedrooms (1 bunk) 2 baths, updated kitchen & core space. Screened porch, near the pool, and off street parking. MLS 33747 \$134,900.

61-1 Lower level with 2 bedrooms 2 baths, open living area with glassed porch for extra space. Common area side porch and cart storage and off street parking. MLS 30527 \$124,500

65-4 Lower level with 2 bedrooms, 2 baths, open living space, and laundry. Condo has the sore a 4 foot bedroom expansion. On #7 fairway with off street parking. MLS 33470 \$129,900.

69-3 Upper level with 2 bedrooms and 2 baths, 4 ft. Bedroom extension and core space also in screened porch. Common area cart storage and off street parking. MLS 30781 \$119,900.

85-4 Lower level with 3 bedroom (1 being a bunk room), 2 baths. Condo has core and 4 foot bedroom expansion. Located on #8 green with off street parking. MLS 32000 \$138,000