

## Listing #1



## 603 63rd Ave W, #HA21, Bradenton, FL 34207

|                |   |
|----------------|---|
| List Price     | <b>\$24,900</b> on 12/03/2025                         |
| Status         | Active for Sale *Draft                                |
| Shared in MLS  | Yes   |
| Listing ID     | 11614078  |
| Property Type  | Mobile/Manufactured                                   |
| County         | Manatee   |
| Neighborhood   | Bayshore Windmill Village                             |
| Unit           | HA21  |
| School         | Manatee   |
| Tax ID         | 000000  |
| FEMA Flood Map | <a href="https://fema.gov/portal">fema.gov/portal</a> |

**Split Plan | 2 Bedroom | 1.5 Bath | Pets OK | Turnkey | Now 45+ -** This 1972, 872 sq. ft. mobile home features 2 bedrooms and 1.5 baths in a comfortable split floor plan that's ideal for hosting guests. One bedroom includes an adjoining half bath, while the primary bedroom sits on the opposite end with built-in dressers, extra closet space, and a spacious sitting area. The full bath offers a stackable washer and dryer, and the main living area includes an open kitchen and dining room leading into a bump-out living room, expanding the width to a full 24'. Enjoy a relaxing screened-in porch just off the main living space. Outside, the property includes two-car-plus carport parking, an oversized shed with workspace, and a peaceful location on a cul-de-sac. The home is turnkey furnished and, while dated, has been kept clean and in fair vintage condition-perfect for someone who appreciates original character or wants to add their own style. ASK TO SEE OUR VIDEO HOME TOUR! This home is centrally located in Bradenton, just a few miles north of the Sarasota Bradenton International airport and about 15 minutes to Gulf Coast beaches. Bayshore Windmill Village is a gated, land lease community offering resort-style living for active adults. Normally a 55+ community, it is now welcoming residents 45+ for a limited time. Enjoy a clubhouse, swimming pool, shuffleboard, library, pool table, and a calendar full of organized activities. Lot rent is \$1,058.50 and includes trash, tax pass-through, lawn maintenance, and use of all park amenities. Now pet-friendly-bring up to two pets, totaling 40 lbs. Subleasing is permitted with age and background application approval, at the discretion of management. Florida Life Mobile Home Sales, Inc. does not provide guarantees on the accuracy of this information or the condition of any properties. It is recommended that buyers conduct their own independent research and inspections. AGENT MUST SHOW BY APPOINTMENT 603 63rd Ave W Lot HA-21 Bradenton, FL 34207

## Property Details

- |                    |               |                 |                        |                     |
|--------------------|---------------|-----------------|------------------------|---------------------|
| • 2 Total Bedrooms | • 1 Half Bath | • Built in 1972 | • Unit HA21            | • Mobile Home Style |
| • 1 Full Bath      | • 872 SF      | • 1 Story       | • Available 12/03/2025 |                     |

## Interior Features

- |                            |                |                              |                   |                 |
|----------------------------|----------------|------------------------------|-------------------|-----------------|
| • Open Kitchen             | • Refrigerator | • Dryer                      | • Laundry in Unit | • Electric Fuel |
| • Laminate Kitchen Counter | • Microwave    | • Appliance Hot Water Heater | • Furnished       | • Central A/C   |
| • Oven/Range               | • Washer       | • Laminate Flooring          | • Heat Pump       |                 |

## Exterior Features

- |  |                   |                   |  |            |
|--|-------------------|-------------------|--|------------|
| • Manufactured (Single-Section) Construction | • Rubber Roof     | • Municipal Sewer | • Subdivision: Bayshore Windmill Village | • Near Bus |
| • Land Lease Fee \$1,059                     | • Attached Garage | • Screened Porch  |  |            |
| • Vinyl Siding                               | • 2 Garage Spaces | • Driveway        | • Shed                                   |            |
|  | • Municipal Water |                   | • Carport                                |            |

## Community Details

- |                             |  |                       |                |                 |
|-----------------------------|--|-----------------------|----------------|-----------------|
| • Bayshore Windmill Village | • Community: Bayshore Windmill Village | • Laundry in Building | • Pets Allowed | • Clubhouse     |
|                             |  | • Pool                | • Gated        | • 55+ Community |

## Taxes and Fees

- |                                  |                           |
|----------------------------------|---------------------------|
| • Dev: Bayshore Windmill Village | • HOA Contact: 9417552942 |
|----------------------------------|---------------------------|

## Listed By

**Stacy Brown**, Florida Life Mobile Home Sales Inc 941-809-1318 [stacyfloridalife@gmail.com](mailto:stacyfloridalife@gmail.com)

Listing data is deemed reliable but is NOT guaranteed accurate.