

Listing #1



508 44th Ave E, #G-36, Bradenton, FL 34203

List Price	\$69,900 on 11/07/2025
Shared in MLS	Yes
Listing ID	11602632
Property Type	Mobile/Manufactured
County	Manatee
Unit	G-36
School	MANATEE
Tax ID	000000
FEMA Flood Map	fema.gov/portal

2 Bedroom | 2 Bathroom | 2004 | Beautifully Furnished Turnkey - Welcome to this beautifully maintained 2004 manufactured home offering 984 sq. ft. under air and one of the most desirable locations in the community. Positioned directly across from the park's recreational hub, you'll enjoy unobstructed views of the green space, fire pit patio, grill area, putting range, lawn games, and the newly renovated clubhouse and library. And in 2026, you'll be just steps away from the community's upcoming resort-style infinity pool. This 2 bedroom, 2 bathroom home features an open floor plan, laminate and ceramic tile flooring, and is offered turnkey furnished-beautifully decorated and move-in ready. The primary suite includes an en suite bath with a step-in shower for added convenience. A rare highlight is the stout, 24' wide carport, crafted with heavy wood timber construction, paired with a PebbleTec driveway for excellent durability and style. The paver walkways and concrete poured curbing create a clean, manicured look with no lawn mowing required. Recent updates include: New shingle roof (2024) 3-ton A/C system (2019) Well cared for and exceptionally maintained, this home offers low-maintenance living in one of the community's most premium settings-with no neighbors out your front window and all amenities just steps away. Bonus: A golf cart is negotiable with an acceptable offer-don't wait! ASK TO SEE OUR VIDEO HOME TOUR! This home is part of a land lease community with a monthly lot rent of \$1,090. Additional fixed fees include a community insurance assessment of \$11.56, trash service at \$35.29, and common area electric at \$5.74, bringing the total fixed monthly cost to \$1,142.59. Lawn maintenance is available for an additional \$36 per month, and water and sewer are individually metered. A background check and community approval are required for residency. Subleasing is not permitted. Residents can also take advantage of an exclusive partnership with Spectrum, which now offers cable and internet services at a Bulk Community Plan rate. More details are available through Village on the Greens 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 508 44th Ave E Lot G-36 (Park street name - 8th Ave E) Bradenton, FL 34203

Property Details

- | | | | |
|--------------------|-----------------|-------------|------------------------|
| • 2 Total Bedrooms | • 984 SF | • 1 Story | • Available 11/07/2025 |
| • 2 Full Baths | • Built in 2004 | • Unit G-36 | • Mobile Home Style |

Interior Features

- | | | | | |
|----------------------------|--------------------|------------------------------|-----------------|---------------|
| • Open Kitchen | • Dishwasher | • Dryer | • Corner Unit | • Central A/C |
| • Laminate Kitchen Counter | • Microwave | • Appliance Hot Water Heater | • Furnished | |
| • Oven/Range | • Garbage Disposal | • Ceramic Tile Flooring | • Forced Air | |
| • Refrigerator | • Washer | • Laminate Flooring | • Electric Fuel | |

Exterior Features

- | | | | | |
|---|-------------------------|-------------------|------------|-----------|
| • Manufactured (Multi-Section) Construction | • Vinyl Siding | • 2 Garage Spaces | • Patio | • Carport |
| • Land Lease Fee \$1,090 | • Asphalt Shingles Roof | • Municipal Water | • Driveway | |
| | • Attached Garage | • Municipal Sewer | • Shed | |

Community Details

- | | | | | |
|-------------------------|------------------------------------|-----------------------|-------------|-----------------|
| • Village on the Greens | • Community: Village on the Greens | • Laundry in Building | • Gated | • 55+ Community |
| | | • Pool | • Clubhouse | |

Taxes and Fees

- | | | |
|------------------------------|------------------------------|-----------------------------|
| • HOA: Village on the Greens | • Dev: Village on the Greens | • HOA Contact: 941-755-8909 |
|------------------------------|------------------------------|-----------------------------|

Listed By

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Listing data is deemed reliable but is NOT guaranteed accurate.