

Listing #1



508 44th Ave E, #N-21, Bradenton, FL 34203

List Price	\$31,900 on 04/07/2025
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11468961
Property Type	Mobile/Manufactured
County	Manatee
Unit	N-21
School	MANATEE
Tax ID	000000
FEMA Flood Map	fema.gov/portal

2 Bedrooms | 1.5 Bathroom | Golf Cart | Indoor Laundry | Turnkey - Welcome to this charming and inviting 1967 double-wide home, With fresh new vinyl siding, this home boasts great curb appeal and is move-in ready. Inside, you'll find a comfortable two-bedroom, one-and-a-half-bath layout designed for easy living. The eat-in kitchen provides a cozy space for meals, while the indoor laundry adds convenience to your daily routine. A standout feature of this home is the expansive enclosed lanai, which spans the full width of the house. This versatile space offers endless possibilities and could easily be transformed into additional living space with the addition of a split AC unit. Whether you're looking for a relaxing retreat or an area to entertain, this lanai is sure to impress. This home is truly turnkey and comes complete with everything you need-including a golf cart, perfect for cruising around the community or heading to the amenities. Don't miss this opportunity to own a classic home in a great location! This home is centrally located in Bradenton, just a few miles north of Sarasota Bradenton International Airport and about 15 minutes from the beautiful Gulf Coast beaches. Village on the Greens is a gated, 55+, pet-free community that offers a welcoming and active lifestyle. Residents enjoy a variety of amenities, including a swimming pool, shuffleboard courts, a library, a fitness center, a clubhouse, and a full calendar of social activities. Exciting amenity upgrades are coming soon, including decorative fencing and landscaping, two new pickleball courts, two bocce ball courts, a brand-new zero-entry pool, a putting green, an updated shuffleboard area, an electric fire pit with seating, an outdoor grill area, new benches and bike racks, and a scenic walking path. 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. AGENT MUST SHOW BY APPOINTMENT .508 44th Ave E Lot N-21 (Park Street 12th Ave E) Bradenton, Florida 34203

Property Details

• 2 Total Bedrooms	• 840 SF	• Unit N-21
• 1 Full Bath	• Built in 1967	• Available 4/07/2025
• 1 Half Bath	• 1 Story	• Mobile Home Style

Interior Features

• Eat-In Kitchen	• Washer	• Linoleum Flooring	• en Suite Bathroom
• Tile Kitchen Counter	• Dryer	• Laundry in Unit	• Laundry
• Oven/Range	• Appliance Hot Water Heater	• Furnished	• Electric Fuel
• Refrigerator	• Carpet Flooring	• Living Room	• Central A/C
• Microwave	• Laminate Flooring	• Primary Bedroom	

Exterior Features

• Manufactured (Multi-Section) Construction	• Metal Roof	• Municipal Sewer	• Shed
• Land Lease Fee \$1,142	• Attached Garage	• Enclosed Porch	• Carport
• Vinyl Siding	• 2 Garage Spaces	• Covered Porch	
	• Municipal Water	• Driveway	

Community Details

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

Taxes and Fees

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

Listed By

Listing data is deemed reliable but is NOT guaranteed accurate.