

## Listing #1



## 508 44th Ave E, #C-12, Bradenton, FL 34203

List Price	\$62,900 on 06/21/2023
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11185685
Property Type	Mobile/Manufactured
County	Manatee
Unit	C-12
School	MANATEE
Tax ID	000000
FEMA Flood Map	<a href="https://fema.gov/portal">fema.gov/portal</a>

This 1963 double-wide home with 710 sq ft has had so many updates it shows like a much newer unit. Both the roof and air-conditioning were replaced in 2021. Enjoy your morning coffee in the lanai entry with screen and vinyl sliding enclosure. The living room area has a lifted ceiling height and the walls and ceiling have a drywall finish including the kitchen. There's a nice laminate flooring through the central areas. The kitchen cabinetry has been updated along with dishwasher, double sink, plenty of counter space and storage. There's an eat-in kitchen area along with the full dining room. This home is being offered turnkey furnished. The hall/guest bathroom has been updated with a shower/tub enclosure, vanity and light fixtures. There is tile flooring. The guest bedroom has three closets along with built-in dresser and excellent condition Berber carpet. The master bedroom has an en suite bathroom with updated walk in shower enclosure, vanity, lighting and tile flooring. In the rear of the home, there is a utility room with washer and dryer. Bonus shed and workshop with two additional sheds! There is an immediate shed nearest to the carport and patio area, as well as a large freestanding shed with electric and window AC unit on the side of the home. If you happen to be a ham radio buff, you're in luck with this antenna equipment. Disclosure: Village on the Greens Park is being sold. Closing cannot take place until the Park sale is final. This will be a Land Lease lot and does not include real estate. Future Market Rent is unknown. Village on the Greens is gated, 55+, pet free community. The community offers swimming pool, shuffleboard, library, clubhouse and a host of social activities. Sub-renting is allowed following park guidelines; 3 month minimum and 6 month maximum. Background check and approval is required. AGENT MUST SHOW BY APPOINTMENT 508 44th Ave E Lot C-12 (1st Ave. W. in the Park) Bradenton, FL 34203

## Property Details

- 2 Total Bedrooms
- 2 Full Baths
- 710 SF
- Built in 1963
- 1 Story
- Unit C-12
- Available 6/21/2023
- Mobile Home Style
- Make: SPTC
- Dimensions: 20x42

## Interior Features

- Open Kitchen
- Laminated Kitchen Counter
- Oven/Range
- Refrigerator
- Dishwasher
- Microwave
- Washer
- Dryer
- Appliance Hot Water Heater
- Carpet Flooring
- Ceramic Tile Flooring
- Laminated Flooring
- Furnished
- Forced Air
- Heat Pump
- Electric Fuel
- Central A/C

## Exterior Features

- Manufactured (Multi-Section) Construction
- Land Lease Fee \$1,000
- Aluminum Siding
- Rubber Roof
- Attached Garage
- 2 Garage Spaces
- Municipal Water
- Municipal Sewer
- Patio
- Enclosed Porch
- Driveway
- Shed
- Workshop
- Carport
- Near Bus

## Community Details

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

## Taxes and Fees

- 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.