

## Listing #1



## 508 44th Ave E, #D-2, Bradenton, FL 34203

List Price	<b>\$29,900</b> on 12/09/2023
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11222929
Property Type	Mobile/Manufactured
Listing Type	Exclusive Right
County	Manatee
Unit	D-2
School	MANATEE
Tax ID	000000
FEMA Flood Map	<a href="https://fema.gov/portal">fema.gov/portal</a>
Web Listing	.

## Marketing Text

**Beachy Vibe | 1 Bedroom | 1 Bathroom | Turkey Furnished** - Super fun and beachy home being offered turnkey furnished. This is a 1973, one bedroom, one bathroom with a total of 792 sq ft under air. You can't miss the fun flip-flop shutters in this Florida fun curb appeal. The home has had several updates including new windows, an AC installed in April of 2023, on demand hot water heater, whole house water filter and new subfloors and vinyl plank flooring. The carport has been replaced to provide extra width and ease in getting in and out. Pavers have been installed from front to back. You can't get any cuter in the decorated turnkey home. Loads of details provide and easy to live in or a great seasonal rental opportunity. Enjoy your morning coffee in the finished lanai or take it outside and enjoy the paved patio area. Laundry is a breeze with a covered outdoor washer and dryer. An additional storage shed is included. This home will be available April 2024. 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. Village on the Greens is a gated, 55+, pet free community. The community offers swimming pool, shuffleboard, library, clubhouse and a host of social activities. This is a land lease home with future monthly lot rent of \$895 including water, sewer and garbage. Lawn maintenance is an additional \$37 per month. 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 D-2 (4th Ave. in the Park) Bradenton, FL 34203

## Property Details

- 1 Total Bedrooms
- Built in 1973
- Unit D-2
- Mobile Home Style
- 1 Full Bath
- 1 Story
- Available 12/09/2023
- Make: FEST

## Interior Features

- Open Kitchen
- Microwave
- Luxury Vinyl Tile Flooring
- Electric Fuel
- Laminate Kitchen Counter
- Washer
- Corner Unit
- Central A/C
- Oven/Range
- Dryer
- Furnished
- Refrigerator
- Appliance Hot Water Heater
- Forced Air

## Exterior Features

- Manufactured (Single-Section) Construction
- Metal Roof
- Municipal Sewer
- Shed
- Land Lease Fee \$895
- Attached Garage
- Patio
- Carport
- Vinyl Siding
- 1 Garage Space
- Enclosed Porch
- Driveway
- Municipal Water

## 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: 941-755-8909
- Dev: Village on the Greens

## Listing Information

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- Exclusive Right Listing
- Expires: 6/09/2024
- Compensation: \$250 Referral
- Listed: 12/09/2023
- Total Comm.: 6%

## Showing Information

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- Sign Posted: Yes
- Phone #: 9418091318
- Agent Must Show By Appointment

## Directions

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Take Cortez Rd to 44th Ave E and turn right into the Park. Take 3rd St to 4th Ave and turn left. Home is on the right.

## Listing Agent

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**Stacy Brown**, Florida Life Mobile Home Sales Inc 941-809-1318 stacyfloridalife@gmail.com

Listing data is deemed reliable but is NOT guaranteed accurate.