

## Listing #1



## 508 44th Ave E, #G-11, Bradenton, FL 34203

List Price	<b>\$48,900</b> on 07/17/2023
Shared in MLS	Yes
Listing ID	11191494
Property Type	Mobile/Manufactured
County	Manatee
Unit	G-11
School	MANATEE
Tax ID	000000
FEMA Flood Map	<a href="https://www.fema.gov/portal">fema.gov/portal</a>

This 1968, 880 Sq. Ft. home is priced to give you plenty of room to make the cosmetic improvements to make it your own. The golf cart is included in the sale. Sitting on a larger corner lot in the 55+, gated community of Village on The Greens, you really won't need to do much to give this home your own style. Entrance doors on either side of the corner into the kitchen or into the lanai off the carport. Once in, you'll see that the dining room and living room have laminate flooring. The kitchen cabinetry has been fully replaced at one time with a nice oak style finish. The dishwasher, range and microwave are in place - there is no refrigerator. There is a nice size full bathroom, easily accessible from either bedroom and in the hall for your guests. The primary bedroom also has a half bathroom and walk-in closet. The second bedroom also has a walk-in closet. In both bedrooms, the dressers are not attached making furniture arrangement totally up to you. The screened lanai is roomy and has vinyl sliding windows. There is a storage closet as well as a nice size workroom with washer and dryer. This home will benefit from pest control tenting as it has been sitting for sometime. As-is purchase with right to inspect. Permit shows a membrane roof completed in 2012. There is no additional history for the home - Seller has never occupied the home. 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 G-11 (Park street names - 3rd St at 7th Ave) Bradenton, FL 34203

## Property Details

- 2 Total Bedrooms
- 1 Full Bath
- 1 Half Bath
- 880 SF
- Built in 1968
- 1 Story
- Unit G-11
- Available 7/17/2023
- Mobile Home Style
- Make: PACM
- Dimensions: 20x44

## Interior Features

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

## Exterior Features

- Manufactured (Multi-Section) Construction
- Land Lease Fee \$1,000
- Vinyl Siding
- Metal Roof
- Rubber Roof
- Attached Garage
- 1 Garage Space
- Municipal Water
- Municipal Sewer
- Screened Porch
- Enclosed Porch
- Driveway
- Corner
- 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.