

## Listing #1



## 508 44th Ave E, #G-22, Bradenton, FL 34203

List Price	\$45,900 on 04/12/2024
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11257988
Property Type	Mobile/Manufactured
County	Manatee
Unit	G-22
School	MANATEE
Tax ID	000000
FEMA Flood Map	<a href="https://fema.gov/portal">fema.gov/portal</a>

**2 Bedrooms | 2 Bathrooms | Lanai | Updated** - Check out this updated, 1985 home with 672 sq ft, two bedrooms, two bathrooms and an enclosed lanai. This is a 14' width unit with vaulted ceilings, giving you an open feel. The kitchen is an open plan with loads of cabinets, built-ins and good counter space. Appliances will remain with the home and include dishwasher, range, refrigerator. Hard surface flooring is used throughout the home, including laminate through the living room and bedrooms. The ceilings are lifted throughout the home, with every room enjoying the extra volume of space. The guest bedroom and primary bedroom have double door closets with mirrored doors. The main bathroom is updated with a shower enclosure. You'll enjoy the lanai, enclosed with vinyl sliding windows and front and rear door access. The shed enclosure has two entries and houses a stackable washer and dryer as full as a full 2nd bath with step-in shower. On the rear of the home, there's an additional storage shed for your beach toys. This home is well maintained. 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 G-22 (Park street name - 8th Ave) Bradenton, FL 34203

### Property Details

- 2 Total Bedrooms
- 2 Full Baths
- 1 Story
- Unit G-22
- Available 4/12/2024
- Mobile Home Style

### Interior Features

- Open Kitchen
- Laminated Kitchen Counter
- Oven/Range
- Refrigerator
- Dishwasher
- Washer
- Dryer
- Appliance Hot Water Heater
- Laminate Flooring
- Linoleum Flooring
- Forced Air
- Electric Fuel
- Central A/C

### Exterior Features

- Manufactured (Single-Section) Construction
- Land Lease Fee \$895
- Aluminum Siding
- Metal Roof
- Attached Garage
- 2 Garage Spaces
- Municipal Water
- Municipal Sewer
- Enclosed Porch
- Driveway
- Shed
- Carport

### Community Details

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

### Taxes and Fees

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

### Listed By

**Stacy Brown, Florida Life Mobile Home Sales Inc** 941-809-1318 [stacyfloridalife@gmail.com](mailto:stacyfloridalife@gmail.com)

Listing data is deemed reliable but is NOT guaranteed accurate.