

## Listing #1



## 508 44th Ave E, #N45, Bradenton, FL 34207

List Price	\$56,900 on 01/18/2024
Status	Active for Sale *Draft
Shared in MLS	Yes
Listing ID	11222934
Property Type	Mobile/Manufactured
County	Manatee
Unit	N45
School	MANATEE
Tax ID	000000
FEMA Flood Map	<a href="https://fema.gov/portal">fema.gov/portal</a>

**Golf Course View | 2 Bedrooms | 1.5 Bathroom | Turnkey** - Enjoy expansive golf course views from this home that sits on the perimeter street of the park. This is a 1966, double wide home with two bedrooms and 1.5 bathrooms. The home is being sold turnkey furnished and is ready for your personal touches. The living room area has a slight vaulted ceiling giving you additional height. The kitchen, dining room and living room present an open plan. There is a double length carport with storage shed. Enjoy your morning coffee on the open porch and watch the golfers go by. Water heater recently replaced. 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 N-45 (Heather Hills Dr. in the Park) Bradenton, FL 34203

### Property Details

- 2 Total Bedrooms
- 1 Full Bath
- 1 Half Bath
- 780 SF
- Built in 1966
- 1 Story
- Unit N45
- Available 1/18/2024
- Mobile Home Style

### Interior Features

- Open Kitchen
- Laminate Kitchen Counter
- Oven/Range
- Refrigerator
- Microwave
- Appliance Hot Water Heater
- Carpet Flooring
- Linoleum Flooring
- Furnished
- Forced Air
- Electric Fuel
- Central A/C

### Exterior Features

- Manufactured (Multi-Section) Construction
- Land Lease Fee \$895
- Vinyl Siding
- Metal Roof
- Attached Garage
- 2 Garage Spaces
- Municipal Water
- Municipal Sewer
- Open 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.