

## Listing #1



## 508 44th Ave E, #M-53, Bradenton, FL 34207

|                |   |
|----------------|---|
| List Price     | \$96,900 on 01/10/2024                                |
| Status         | Active for Sale *Draft                                |
| Shared in MLS  | Yes   |
| Listing ID     | 11222933  |
| Property Type  | Mobile/Manufactured                                   |
| County         | Manatee   |
| Unit           | M-53  |
| School         | MANATEE   |
| Tax ID         | 000000  |
| FEMA Flood Map | <a href="https://fema.gov/portal">fema.gov/portal</a> |

**2 Bedrooms | 2 Bathrooms | All Weather Room | Turnkey** - This is a 1980 home with 1248 sq ft interior space impeccably maintained. Enjoy relaxing in your all weather room. A handy workshop and laundry room is under conditioned space. The galley kitchen has been expanded with an eat-in custom kitchen counter height table and a wall of pantry storage. All appliances are newer. Double pantry closets include room for garbage cans. Cabinets and counters are updated. The living room and dining room is an open plan with vaulted ceilings. Tasteful furnishing set the stage for this lovely home. The guest bathroom features a step-in shower. Handicap bars are placed for gentle assistance. Both bedrooms are spacious with generous closet space. The home has had the subfloor replaced with tongue and groove and screwed down. The flooring is completed with a light colored luxury vinyl plank. The Air Conditioning system has a transferrable warranty good thru 2032 and a membrane roof with a lifetime transferable warranty. No detail has been spared on the updated and lovingly cared for 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. 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

## Property Details

- 2 Total Bedrooms
- 2 Full Baths
- 1 Story
- Unit M-53
- Available 1/11/2024
- Mobile Home Style

## Interior Features

- Open Kitchen
- Microwave
- Ceramic Tile Flooring
- Central A/C
- Laminate Kitchen Counter
- Garbage Disposal
- Luxury Vinyl Tile Flooring
- Wall/Window A/C
- Oven/Range
- Washer
- Furnished
- Refrigerator
- Dryer
- Forced Air
- Dishwasher
- Appliance Hot Water Heater
- Electric Fuel

## Exterior Features

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

## 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

## Listed By