

## Listing #1



## 508 44th Ave E, #T-5, Bradenton, FL 34203

|                |   |
|----------------|---|
| List Price     | \$52,500 on 01/01/2025                                |
| Shared in MLS  | Yes   |
| Listing ID     | 11257989  |
| Property Type  | Mobile/Manufactured                                   |
| County         | Manatee   |
| Unit           | T-5   |
| School         | MANATEE   |
| Tax ID         | 000000  |
| FEMA Flood Map | <a href="https://fema.gov/portal">fema.gov/portal</a> |

**Perimeter Lot | Golf Cart | 2 Bed | 2 Bath | Enclosed Lanai** - This is a 1970 doublewide home with two bedrooms two bathrooms with 1,080 sq ft under air plus an additional 190 sq ft in the enclosed lanai. Step into the kitchen area where you have a pass-through to the dining room or into the living room area. The kitchen includes refrigerator, range, microwave, dishwasher, and disposal. There's plenty of storage here. This home is being offered turnkey furnished. The dining room and living room are open to the sliding doors of the lanai, enclosed with glass windows. The home is being sold in as-is condition and priced accordingly. Some noticeable ceiling water stains from a roof leak during high wind. The guest bathroom has updates with newer vanity and step-in shower enclosure. This bathroom also has its own private entry door to the guest bedroom. The guest bedroom it's currently set up with two double beds with plenty of open space. A large double door closet and, as mentioned, a private door to the guest bath. In addition, there is an exit door to the laundry and storage area. The primary bedroom feature en suite bathroom with step-in shower. This room also has a double door closet along with a walk-in closet. The carport ample room for two vehicles, The storage shed, at the end of the carport, has double doors for golf cart entry. The golf cart remains with the home. Laundry is located in the storage shed with entry to the guest bedroom, to the carport or back yard. This home sits on a large lot on the perimeter of the park with mature oak trees. This home needs a little bit of TLC but is listed at a value price with all items considered. 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 T-5 (Park street name - 12th Ave) Bradenton, FL 34203

## Property Details

- 2 Total Bedrooms
- 2 Full Baths
- Built in 1970
- 1 Story
- Unit T-5
- Available 2/08/2024
- Mobile Home Style

## Interior Features

- Pass-Through Kitchen
- Microwave
- Carpet Flooring
- Electric Fuel
- Laminate Kitchen Counter
- Garbage Disposal
- Laminate Flooring
- Central A/C
- Oven/Range
- Washer
- Linoleum Flooring
- Wall/Window A/C
- Refrigerator
- Dryer
- Furnished
- Dishwasher
- Appliance Hot Water Heater
- Forced Air

## Exterior Features

- Manufactured (Multi-Section) Construction
- Metal 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

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

## Listed By

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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.