

## Listing #1



## 603 63rd Ave W, Lot # H-18, Bradenton, FL 34207

List Price	\$45,900 on 04/18/2024
Status	Active for Sale *Draft
Shared in MLS	Yes
Listing ID	11243688
Property Type	Mobile/Manufactured
County	Manatee
Neighborhood	Bayshore Windmill Village
Unit	Lot # H-18
School	Manatee
Tax ID	000000
FEMA Flood Map	<a href="https://fema.gov/portal">fema.gov/portal</a>

**Updated | 2 Bedroom | 2 Bathroom | Enclosed Lanai | Golf Cart** - This is a 1972 home with two bedrooms two bathrooms, 1,056 sq ft plus an enclosed lanai. This is a well maintained home with lots of details and updates. Starting with the custom imprinted driveway, with plenty of room for two cars and the golf cart that is included with the sale of this home. Major items include, new windows, door, and, a membrane roof. The vapor barrier and all the flooring was just replaced in 2023. The electric panel was replaced and the house was completely replumbed. Step into the kitchen and you'll see the cabinets have been replaced here along with counters and updated lighting. All appliances will remain with the home. Some furniture will remain along with cordless 2" blinds throughout the home. Off the open plan living area is your enclosed Florida lanai - all new windows here too. The flooring in the lanai is a ceramic tile. The bedrooms are roomy and have plenty of closet space. Both bathrooms have been updated and feature step-in showers. Furniture shown will remain. The storage shed with laundry includes updated washer and dryer. Two additional Rubbermaid sheds are also included. This home shines with pride of ownership, vinyl siding and manicured landscaping areas. This is a large lot with plenty of room between homes and near the end of a cul-de-sac. Family circumstances have initiated an extremely good value on this home. This home is centrally located in Bradenton, just A few miles north of the Sarasota Bradenton International airport and about 15 minutes to Gulf Coast beaches. Bayshore Windmill Village is a gated, land lease, 55+ community with clubhouse, swimming pool, shuffleboard, library, pool table and organized activities. Lot Rent is \$1,026 and includes trash, tax pass-thru, lawn maintenance and park amenities. Background check and approval is required. NOW pet friendly up to two pets, totaling 40 lbs. Sub-renting is not allowed. AGENT MUST SHOW BY APPOINTMENT 603 63rd Ave W Lot H-18 Bradenton, FL 34207

### Property Details

- 2 Total Bedrooms
- 2 Full Baths
- Built in 1972
- 1 Story
- Unit Lot # H-18
- Available 4/18/2024
- Mobile Home Style

### Interior Features

- Open Kitchen
- Laminated Kitchen Counter
- Oven/Range
- Refrigerator
- Microwave
- Washer
- Dryer
- Appliance Hot Water Heater
- Ceramic Tile Flooring
- Laminated Flooring
- Laundry in Unit
- Forced Air
- Heat Pump
- Electric Fuel
- Central A/C

### Exterior Features

- Manufactured (Multi-Section) Construction
- Land Lease Fee \$1,026
- Vinyl Siding
- Rubber Roof
- Attached Garage
- 2 Garage Spaces
- Municipal Water
- Municipal Sewer
- Enclosed Porch
- Subdivision: Bayshore Windmill Village
- Shed
- Carport
- Near Bus

### Community Details

- Bayshore Windmill Village
- Community: Bayshore Windmill Village
- Laundry in Building
- Pool
- Gated
- Clubhouse
- 55+ Community

### Taxes and Fees

- Dev: Bayshore Windmill Village
- HOA Contact: 9417552942

## Listed By

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Listing data is deemed reliable but is NOT guaranteed accurate.