

Listing #1



6904 Cortez Rd W, #257, Bradenton, FL 34210

|                |                                                       |
|----------------|-------------------------------------------------------|
| List Price     | \$20,900 on 07/11/2024                                |
| Shared in MLS  | Yes                                                   |
| Listing ID     | 11320924                                              |
| Property Type  | Mobile/Manufactured                                   |
| County         | Manatee                                               |
| Unit           | 257                                                   |
| School         | MANATEE                                               |
| FEMA Flood Map | <a href="https://fema.gov/portal">fema.gov/portal</a> |

**4 Miles to Beach | Fixer Upper | 1 Bedroom | 1 Bathroom** - Located just 4 miles to the Gulf beaches of Bradenton and Anna Maria, this location cannot be beat. Just around the corner from shopping, dining and entertainment. If you want to stay closer to home, the community offers a clubhouse, social activities, library, billiards, shuffleboard and a bocce court. This is a 1962 singlewide home with one bedroom, one bathroom and a screened lanai. this home needs a little TLC inside but the plumbing and sewer lines have been replace, the window AC has been hard wired to 220 and a newer membrane roof has been completed. A double length carport will easily hold two vehicles. If you have vision, creativity and some handyman skills then, this home is for you! This is a pet free community. Lot rent is \$595 and includes water, sewer, trash and the park amenities. Florida Life Mobile Home Sales, Inc. does not provide guarantees on the accuracy of this information or the condition of any properties. It is recommended that buyers conduct their own independent research and inspections. Agent Must Show By Appointment

Property Details

|                    |                 |                       |                     |
|--------------------|-----------------|-----------------------|---------------------|
| • 1 Total Bedrooms | • 460 SF        | • Unit 257            | • Mobile Home Style |
| • 1 Full Bath      | • Built in 1962 | • Available 7/11/2024 |                     |

Interior Features

|                            |                     |                     |                   |
|----------------------------|---------------------|---------------------|-------------------|
| • Open Kitchen             | • Refrigerator      | • Linoleum Flooring | • Wall/Window A/C |
| • Laminate Kitchen Counter | • Laminate Flooring | • No Heat           |                   |

Exterior Features

|                                              |                   |                   |                  |
|----------------------------------------------|-------------------|-------------------|------------------|
| • Manufactured (Single-Section) Construction | • Aluminum Siding | • 2 Garage Spaces | • Screened Porch |
| • Land Lease Fee \$595                       | • Rubber Roof     | • Municipal Water | • Carport        |
|                                              | • Attached Garage | • Municipal Sewer | • Near Bus       |

Community Details

|                        |                                                                                         |                 |             |
|------------------------|-----------------------------------------------------------------------------------------|-----------------|-------------|
| • Royal Garden Estates | • Community: ROYAL GARDEN ESTATES MOBILE HOME PARK HOMEOWNERS ASSOCIATION, BRADENTON FL | • Rec Room      | • Clubhouse |
|                        |                                                                                         | • 55+ Community |             |

Listed By

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Listing data is deemed reliable but is NOT guaranteed accurate.