

Listing #1



508 44th Ave E, #D-25, Bradenton, FL 34203

|                |                                                       |
|----------------|-------------------------------------------------------|
| List Price     | \$13,900 on 06/12/2025                                |
| Status         | Active for Sale *Draft                                |
| Shared in MLS  | Yes                                                   |
| Listing ID     | 11515086                                              |
| Property Type  | Mobile/Manufactured                                   |
| County         | Manatee                                               |
| Unit           | D-25                                                  |
| School         | MANATEE                                               |
| Tax ID         | 000000                                                |
| FEMA Flood Map | <a href="https://fema.gov/portal">fema.gov/portal</a> |

**1 Bedroom | 1 Bathroom | Flex Room | Value Priced | Updated** - This updated 1985 single-wide mobile home offers just over 800 sq ft of comfortable living space, including a fully enclosed lanai that adds a flexible bonus room-perfect for a home office, craft room, or even a guest space. Step inside to discover tasteful upgrades throughout, including hard surface flooring, vaulted ceilings, and a beautifully renovated kitchen featuring brand-new cabinets, granite countertops, a stylish subway tile backsplash, and all appliances-including a dishwasher. The bathroom has been modernized with a one-piece step-in shower and a new vanity for a fresh, clean look. The bedroom is tucked away at the rear of the home, offering privacy and a spacious closet. Laundry access is conveniently located through the interior or exterior of the home. Outside, enjoy low-maintenance living with a fully paved lot-no lawn care needed! The covered carport provides parking for two vehicles plus a dedicated golf cart parking pad. This home is value-priced for a quick sale and just needs a little finishing touch from its next owner. Don't miss this opportunity to make it your own! Make sure and ask to see our full VIDEO TOUR! This home is centrally located in Bradenton, just a few miles north of Sarasota Bradenton International Airport and about 15 minutes from the beautiful Gulf Coast beaches. Village on the Greens is a gated, 55+, pet-free community that offers a welcoming and active lifestyle. Residents enjoy a variety of amenities, including a swimming pool, shuffleboard courts, a library, a fitness center, a clubhouse, and a full calendar of social activities. Exciting amenity upgrades are coming soon, including decorative fencing and landscaping, two new pickleball courts, two bocce ball courts, a brand-new zero-entry pool, a putting green, an updated shuffleboard area, an electric fire pit with seating, an outdoor grill area, new benches and bike racks, and a scenic walking path. This home is part of a land lease community with a monthly lot rent of \$1,090. Additional fixed fees include a community insurance assessment of \$11.56, trash service at \$35.29, and common area electric at \$5.74, bringing the total fixed monthly cost to \$1,142.59. Lawn maintenance is available for an additional \$36 per month, and water and sewer are individually metered. A background check and community approval are required for residency. Subleasing is not permitted. Residents can also take advantage of an exclusive partnership with Spectrum, which now offers cable and internet services at a Bulk Community Plan rate. More details are available through Village on the Greens management. 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 508 44th Ave E Lot D-25 (Park Street 5th Ave E) Bradenton, Florida 34203

Property Details

|                    |                 |             |                       |
|--------------------|-----------------|-------------|-----------------------|
| • 1 Total Bedrooms | • 800 SF        | • 1 Story   | • Available 6/12/2025 |
| • 1 Full Bath      | • Built in 1985 | • Unit D-25 | • Mobile Home Style   |

Interior Features

|                           |              |                              |                 |
|---------------------------|--------------|------------------------------|-----------------|
| • Open Kitchen            | • Dishwasher | • Appliance Hot Water Heater | • Electric Fuel |
| • Granite Kitchen Counter | • Microwave  | • Laminate Flooring          | • Central A/C   |
| • Oven/Range              | • Washer     | • Laundry in Unit            |                 |
| • Refrigerator            | • Dryer      | • Heat Pump                  |                 |

Exterior Features

|                                              |                   |                   |            |
|----------------------------------------------|-------------------|-------------------|------------|
| • Manufactured (Single-Section) Construction | • Metal Roof      | • Municipal Sewer | • Near Bus |
| • Land Lease Fee \$1,142                     | • Attached Garage | • Driveway        |            |
| • Aluminum Siding                            | • 2 Garage Spaces | • Shed            |            |
|                                              | • Municipal Water | • Carport         |            |

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- |
| • 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.