

Listing #1



508 44th Ave E, #H-22, Bradenton, FL 34207

List Price	\$14,900 on 04/04/2025
Status	Active for Sale *Draft
Shared in MLS	Yes
Listing ID	11467476
Property Type	Mobile/Manufactured
County	Manatee
Unit	H-22
School	MANATEE
Tax ID	000000
FEMA Flood Map	fema.gov/portal

2 Bedrooms | 1 Bathroom | Golf Cart | Turnkey Furnished - This classic 1958 mobile home is an oldie but a goodie, offering a cozy and inviting space that's ready for you to make your own. Turnkey furnished and including a golf cart, this home is move-in ready. With the addition, the single-wide layout provides just under 800 square feet of living space, featuring two bedrooms, a bathroom with an updated vanity with a shower-tub enclosure, and the convenience of an indoor stackable washer and dryer. Comfort is maintained year-round with two window AC units and baseboard heat. Enjoy outdoor living with two patios—one soaking in the sun and the other offering a shaded retreat. A carport provides covered parking, while the storage shed is perfect for beach toys and extras. 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 H-22 (Park Street 9th Ave E) Bradenton, Florida 34203

Property Details

• 2 Total Bedrooms	• 768 SF	• 1 Story	• Available 4/04/2025
• 1 Full Bath	• Built in 1957	• Unit H-22	• Mobile Home Style

Interior Features

• Pass-Through Kitchen	• Microwave	• Laminate Flooring	• Electric Fuel
• Tile Kitchen Counter	• Washer	• Linoleum Flooring	• Wall/Window A/C
• Oven/Range	• Dryer	• Laundry in Unit	
• Refrigerator	• Appliance Hot Water Heater	• Furnished	
• Dishwasher	• Carpet Flooring	• Baseboard	

Exterior Features

• Manufactured (Single-Section) Construction	• Metal Roof	• Municipal Sewer	• Carport
• Land Lease Fee \$1,142	• Attached Garage	• Patio	
• Aluminum 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-
• Dev: Village on the Greens	8909

Listed By

Listing data is deemed reliable but is NOT guaranteed accurate.