

## Listing #1



## 508 44th Ave E, #F-2, Bradenton, FL 34203

List Price	\$39,900 on 03/13/2025
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11449156
Property Type	Mobile/Manufactured
County	Manatee
Unit	F-2
School	MANATEE
Tax ID	000000
FEMA Flood Map	<a href="https://fema.gov/portal">fema.gov/portal</a>

**1 Bed | 1 Bath | 14' Single | Vaulted Ceilings| Screened Porch** - Welcome home to this beautifully updated 1986 single-wide, offering 14 feet of width and soaring vaulted ceilings for an open and airy feel. Thoughtfully refreshed inside and out, this charming one-bedroom, one-bathroom home is move-in ready with modern updates for comfort and peace of mind. NEW in 2024 \*2.5-ton AC system \*30 gallon water heater \* 6 double-pane insulated windows \*comfort height toilet \*bedroom closet door \*laundry hose bibs \*completed tie-down program \* four-point inspection Step inside to find fresh interior paint that complements the natural light streaming through the new widows. The turnkey kitchen is ready for your culinary adventures including the dinning table and a coffee bar The home's exterior is just as impressive, featuring fresh easy-care landscaping and a brand-new canvas awning for curb appeal. A private sitting area at the rear offers a quiet retreat, and a 108-square-foot furnished screened porch invites you to relax and enjoy the breeze. Additional storage is available in the 56-square-foot utility room that includes a full size washer and dryer, Security cameras are also in place and ready to be hooked up. With all these upgrades, this home is truly move-in ready-schedule your showing today! Village on the Greens is a gated, 55+, pet free community. The community offers swimming pool, shuffleboard, library, fitness center, clubhouse and a host of social activities. This is a land lease home with monthly Lot Rent of \$1,090, Community Insurance Assessment \$11.56, Trash \$35.29, Common Area Electric \$5.74 (Fixed Monthly Fee Total \$1,142.59) Lawn maintenance is available at \$36 per month. Water and Sewer are individually metered. Background check and approval is required. Agent must show by appointment. 508 44th Ave E Lot F-2 (Park Street-6th Ave ) Bradenton, Florida 34203

## Property Details

- 1 Total Bedrooms
- 658 SF
- 1 Story
- Available 3/13/2025
- 1 Full Bath
- Built in 1986
- Unit F-2
- Mobile Home Style

## Interior Features

- Open Kitchen
- Washer
- Laundry in Unit
- Laundry
- Laminate Kitchen Counter
- Dryer
- Living Room
- Central A/C
- Oven/Range
- Appliance Hot Water Heater
- Primary Bedroom
- Refrigerator
- Carpet Flooring
- Great Room
- Microwave
- Laminate Flooring
- Kitchen

## Exterior Features

- Manufactured (Single-Section) Construction
- Asphalt Shingles Roof
- Municipal Sewer
- Shed
- Land Lease Fee \$1,090
- Attached Garage
- Screened Porch
- Carport
- Vinyl Siding
- 1 Garage Space
- Covered Porch
- Driveway
- Municipal Water

## 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: 941-755-8909
- Dev: Village on the Greens

## Listed By

**Valerie Bellemare**, Florida Life Mobile Home Sales Inc 941-779-8555 [Valeriefloridalife@gmail.com](mailto:Valeriefloridalife@gmail.com)

Listing data is deemed reliable but is NOT guaranteed accurate.