

## Listing #1



### 508 44th Ave E, Lot # RC-13, Bradenton, FL 34203

List Price	<b>\$70,900</b> on 10/02/2025
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11584144
Property Type	Mobile/Manufactured
County	Manatee
Unit	Lot # RC-13
School	MANATEE
Tax ID	000000
FEMA Flood Map	<a href="https://fema.gov/portal">fema.gov/portal</a>

**3 Bedroom | 2 Bathroom | Major Renovation | Golf Course** - This is a 1973 home with 3 bedrooms, 2 bathrooms and 1,152 sq ft plus a 200 sq ft all weather room. You'll love the golf course view and oversized lot of this home. This home was taken down to the studs and put back together in a fresh modern and energy efficient way. Spray foam insulation in the walls and ceiling, along with new windows make this home practically air tight, allowing you the light of a southern exposure without any of the heat. No panel in this home with a clean drywall texture. The kitchen has modern style, soft close cabinets and accented with stone counters and oversized kitchen island. the home is unfurnished but all appliance will remain with the home. Enjoy the expansive living and dining area that's all under recessed lighting. If you want more living space, step into the all weather room that overlooks the golf course. Company is no problem here with a total of 3 bedrooms. The primary bedroom features en suite bathroom with new vanity, lighting and shower enclosure. Two additional bedrooms offer loads of flexibility for your space. Note that all bedrooms have European open-style closets. Two large hall closets plus a linen closet add to the storage space in this home. If you still need more space, check out the over-sized storage and laundry room. This includes double door entry for a golf cart. Privacy lattice lines the 2 car length carport, adding to your privacy. Owner financing available. ASK TO SEE OUR VIDEO HOME TOUR! 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 RC-13 (Park street name - Rancho Circle) Bradenton, FL 34203

### Property Details

- 3 Total Bedrooms
- 1152 SF
- 1 Story
- Available 9/30/2025
- 2 Full Baths
- Built in 1973
- Unit Lot # RC-13
- Mobile Home Style

### Interior Features

- Open Kitchen
- Refrigerator
- Appliance Hot Water Heater
- Forced Air
- Laminate Kitchen Counter
- Washer
- Hardwood Flooring
- Electric Fuel
- Oven/Range
- Dryer
- Corner Unit
- Central A/C

### Exterior Features

- Manufactured (Multi-Section) Construction
- Vinyl Siding
- 2 Garage Spaces
- Enclosed Porch
- Carport
- Land Lease Fee \$1,090
- Rubber Roof
- Municipal Water
- Driveway
- Attached Garage
- Municipal Sewer
- Shed

### Community Details

- Village on the Greens
- Community: Village on the Greens
- Laundry in Building
- Gated
- 55+ Community
- Pool
- Clubhouse

### Taxes and Fees

- HOA: Village on the Greens
- HOA Contact: 941-755-8909
- Dev: Village on the Greens

### Listed By

**Stacy Brown**, Florida Life Mobile Home Sales Inc 941-809-1318 [stacyfloridalife@gmail.com](mailto:stacyfloridalife@gmail.com)

Listing data is deemed reliable but is NOT guaranteed accurate.