

## Listing #1



### 603 63rd Ave W, #E-1, Bradenton, FL 34207

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|                |  |               |
|----------------|--|---------------|
| List Price     | \$41,900   | on 12/01/2025 |
| Status         | Active for Sale                                      |               |
| Shared in MLS  | Yes  |               |
| Listing ID     | 11609479   |               |
| Property Type  | Mobile/Manufactured                                  |               |
| County         | Manatee  |               |
| Neighborhood   | Bayshore Windmill Village                            |               |
| Unit           | E-1  |               |
| School         | Manatee  |               |
| Tax ID         | 000000   |               |
| FEMA Flood Map | <a href="http://fema.gov/portal">fema.gov/portal</a> |               |

**2 Bed | 1.5 Bath | New Roof | Corner Lot | Pet Friendly | Now 45+** - Offered turnkey furnished, this spacious double-wide mobile home sits on a desirable corner lot just one block from the community clubhouse and pool. Inside, you'll enjoy two well-sized bedrooms with generous closet space and one and a half bathrooms. A fully enclosed lanai with tinted hurricane windows provides the perfect spot to relax, and eight newer front windows fill the home with natural light. The kitchen features a newer exterior door, and luxury vinyl plank flooring flows throughout the living areas, with cozy carpet in the primary bedroom. The bathrooms have been updated with comfort-height toilets, and the air conditioning system has been regularly serviced for peace of mind. Built in 1970, the home has been well maintained, including a new roof installed in November 2024. Outside, a large workshop with electricity offers ideal space for hobbies, storage, or additional workspace. Ask us to see a video tour! This home is centrally located in Bradenton, just a few miles north of the Sarasota Bradenton International airport and about 15 minutes to Gulf Coast beaches. Bayshore Windmill Village is a gated, land lease community offering resort-style living for active adults. Normally a 55+ community, it is now welcoming residents 45+ for a limited time. Enjoy a clubhouse, swimming pool, shuffleboard, library, pool table, and a calendar full of organized activities. Lot rent is \$1,058.50 and includes trash, tax pass-through, lawn maintenance, and use of all park amenities. Now pet-friendly—bring up to two pets, totaling 40 lbs. Subleasing is permitted with age and background application approval, at the discretion of 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 603 63rd Ave W Lot E-1 Bradenton, FL 34207

## Property Details

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|                    |               |                 |                        |                     |
|--------------------|---------------|-----------------|------------------------|---------------------|
| • 2 Total Bedrooms | • 1 Half Bath | • Built in 1970 | • Unit E-1             | • Mobile Home Style |
| • 1 Full Bath      | • 1088 SF     | • 1 Story       | • Available 12/01/2025 |                     |

## Interior Features

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|                            |                              |                        |                     |                 |
|----------------------------|------------------------------|------------------------|---------------------|-----------------|
| • Open Kitchen             | • Microwave                  | • Vinyl Plank Flooring | • Living Room       | • Kitchen       |
| • Laminate Kitchen Counter | • Washer                     | • Corner Unit          | • Dining Room       | • Laundry       |
| • Oven/Range               | • Appliance Hot Water Heater | • Laundry in Unit      | • Primary Bedroom   | • Electric Fuel |
| • Refrigerator             | • Carpet Flooring            | • Furnished            | • en Suite Bathroom | • Central A/C   |

## Exterior Features

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|   |                   |                   |                         |            |
|---|-------------------|-------------------|-------------------------|------------|
| • Manufactured (Multi-Section) Construction | • Rubber Roof     | • Municipal Sewer | • Corner                | • Workshop |
| • Land Lease Fee \$1,058                    | • Attached Garage | • Enclosed Porch  | • Subdivision: Bayshore | • Near Bus |
| • Vinyl Siding                              | • 2 Garage Spaces | • Covered Porch   | Windmill Village        |            |
|   | • Municipal Water | • Driveway        | • Shed                  |            |

## Community Details

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|                             |  |                |             |                 |
|-----------------------------|--|----------------|-------------|-----------------|
| • Bayshore Windmill Village | • Community: Bayshore Windmill Village | • Pool         | • Gated     | • 55+ Community |
|                             |  | • Pets Allowed | • Clubhouse |                 |

## Taxes and Fees

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|----------------------------------|---------------------------|
| • Dev: Bayshore Windmill Village | • HOA Contact: 9417552942 |
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## Listed By

**Valerie Bellemare, Florida Life Mobile Home Sales Inc** 941-779-8555 Valeriefloridalife@gmail.com

Listing data is deemed reliable but is NOT guaranteed accurate.