

Listing #1



508 44th Ave E, #M-34, Bradenton, FL 34207

List Price	\$26,900 on 03/31/2025
Status	Active for Sale *Draft
Shared in MLS	Yes
Listing ID	11450917
Property Type	Mobile/Manufactured
County	Manatee
Unit	M-34
School	MANATEE
Tax ID	000000
FEMA Flood Map	fema.gov/portal

2 Bedrooms | 1 Bathroom | Screened Lanai | Turnkey Furnished - This charming 1963 mobile home, expanded with an addition to offer approximately 850 square feet of living space, is a delightful blend of vintage character and modern updates. Featuring two bedrooms and one bathroom, this home also includes a versatile office or craft room. The kitchen is a standout with its vibrant cobalt blue tile countertops, built-in features, and updated cabinetry, creating a cheerful and functional space for cooking and dining. The primary bedroom is bright and spacious, easily accommodating a king-size bed, while the second bedroom is quietly tucked away at the rear of the home. The bathroom includes a shower-tub enclosure and an updated vanity. Step outside to the screened lanai with privacy lattice, a perfect spot for relaxation, which also houses the laundry area, a storage shed, and a workshop. The exterior boasts great curb appeal with vinyl siding, and the home is impeccably clean and well-maintained. 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 M34 (Park Street 12 Ave E) Bradenton, Florida 34203

Property Details

• 2 Total Bedrooms	• 850 SF	• 1 Story	• Available 3/31/2025
• 1 Full Bath	• Built in 1963	• Unit M-34	• Mobile Home Style

Interior Features

• Eat-In Kitchen	• Dishwasher	• Appliance Hot Water Heater	• Forced Air
• Tile Kitchen Counter	• Microwave	• Laminate Flooring	• Electric Fuel
• Oven/Range	• Washer	• Laundry in Unit	• Central A/C
• Refrigerator	• Dryer	• Furnished	• Wall/Window A/C

Exterior Features

• Manufactured (Single-Section) Construction	• Metal Roof	• Municipal Sewer	• Carport
• Land Lease Fee \$1,142	• Attached Garage	• Screened Porch	
• Vinyl 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.