

Listing #1



508 44th Ave E, #M-53, Bradenton, FL 34203

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| List Price | \$72,900 on 09/05/2025 |
| Shared in MLS | Yes |
| Listing ID | 11566140 |
| Property Type | Mobile/Manufactured |
| County | Manatee |
| Unit | M-53 |
| School | MANATEE |
| Tax ID | 000000 |
| FEMA Flood Map | fema.gov/portal |

2 Bedrooms | 2 Bath | All Weather Room | Turnkey | 1,545 Sq Ft - Welcome to this beautifully maintained 1980 home, offering 1,248 sq. ft. of interior space, plus an enclosed all-weather room, bringing the total under-air space to 1,545 sq. ft. Thoughtfully updated and meticulously cared for, this home is move-in ready with impressive upgrades throughout. The expanded galley kitchen features an eat-in, custom counter-height table, a wall of pantry storage, and newer appliances. Double pantry closets provide ample storage, including space for garbage bins. The updated cabinets and countertops add both style and functionality. Designed for comfort, the open living and dining area boasts vaulted ceilings and tasteful furnishings that complement the inviting atmosphere. Both bedrooms are spacious with generous closet space, while the guest bathroom includes a step-in shower with handicap assist bars for added convenience. Structural and mechanical updates include: New tongue-and-groove subfloor, securely screwed down and finished with light-colored luxury vinyl plank flooring New A/C system components (fan & breaker box replaced Feb. 2024) with a transferable warranty through 2032 Membrane roof with a lifetime transferable warranty Seven new tie-down anchors in cement and four cross ties added in 2024 for enhanced stability A handy workshop and laundry room are under conditioned space, providing additional versatility. No detail has been spared in the care and maintenance of this exceptional home. Schedule a showing today to experience its charm firsthand! Ask to see our full YouTube Video Home Tour! 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 (Agent / Owner) 508 44th Ave E Lot M-53 (12th Ave. in the Park) Bradenton, FL 34203

Property Details

| | | | |
|--------------------|-----------------|-------------|-----------------------|
| • 2 Total Bedrooms | • 1248 SF | • 1 Story | • Available 9/05/2025 |
| • 2 Full Baths | • Built in 1980 | • Unit M-53 | • Mobile Home Style |

Interior Features

| | | | | |
|----------------------------|--------------------|------------------------------|------------------------------|-------------------|
| • Galley Kitchen | • Dishwasher | • Dryer | • Luxury Vinyl Tile Flooring | • Central A/C |
| • Laminate Kitchen Counter | • Microwave | • Stainless Steel | • Furnished | • Wall/Window A/C |
| • Oven/Range | • Garbage Disposal | • Appliance Hot Water Heater | • Forced Air | |
| • Refrigerator | • Washer | • Ceramic Tile Flooring | • Electric Fuel | |

Exterior Features

| | | | | |
|---|-------------------|-------------------|------------------|-----------|
| • Manufactured (Multi-Section) Construction | • Vinyl Siding | • 2 Garage Spaces | • Enclosed Porch | • Carport |
| • Land Lease Fee \$1,142 | • Rubber Roof | • Municipal Water | • Driveway | |
| | • Attached Garage | • Municipal Sewer | • Shed | |

Community Details

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

Listed By

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Listing data is deemed reliable but is NOT guaranteed accurate.