

## Listing #1



## 508 44th Ave E, #D-26, Bradenton, FL 34207

List Price	<b>\$18,900</b> on 09/01/2025
Shared in MLS	Yes
Listing ID	11565929
Property Type	Mobile/Manufactured
County	Manatee
Unit	D-26
School	MANATEE
Tax ID	000000
FEMA Flood Map	<a href="https://fema.gov/portal">fema.gov/portal</a>

**1 Bedroom | 1 Bath | Bonus Room | Updated | Turnkey** - This updated 1987 home offers one bedroom, one bathroom plus a bonus room for a total of 726 sq ft. This single wide offers 14 foot width plus vaulted ceilings, giving you a much more open feel. Everything has been updated over the past three years. There's no shortage of style in this turnkey furnished home. Quality details in the 2 inch wood blinds, decorator style, backsplash, new kitchen, cabinetry, lighting, windows and new flooring throughout. The bathroom also had a makeover with new vanity, light fixtures and shower tub enclosure along with vinyl plank flooring. The primary bedroom is located in the rear of the home and spans the width on the home. Ten foot wide closets make staying organized a breeze. Step into the bonus room, currently being used as a bedroom and finished with drywall. An added mini split for additional temperature control. The carport offers plenty of room for outside seating. Check out your new wheels for getting around the community in your included golf cart in great condition. The laundry room has additional storage and is located at the rear of the carport. An additional composite shed is included for all your beach toys. 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 508 44th Ave E Lot D-26 (Park street name - 5th Ave) Bradenton, FL 34203

## Property Details

- |                    |                 |                       |                     |
|--------------------|-----------------|-----------------------|---------------------|
| • 1 Total Bedrooms | • Built in 1987 | • Unit D-26           | • Mobile Home Style |
| • 1 Full Bath      | • 1 Story       | • Available 9/01/2025 | • Make: SCHU        |

## Interior Features

- |                            |                |                              |                              |                 |
|----------------------------|----------------|------------------------------|------------------------------|-----------------|
| • Open Kitchen             | • Refrigerator | • Dryer                      | • Luxury Vinyl Tile Flooring | • Electric Fuel |
| • Laminate Kitchen Counter | • Microwave    | • Appliance Hot Water Heater | • Furnished                  | • Central A/C   |
| • Oven/Range               | • Washer       | • Laminate Flooring          | • Forced Air                 |                 |

## Exterior Features

- |  |                         |                   |            |
|--|-------------------------|-------------------|------------|
| • Manufactured (Single-Section) Construction | • Aluminum Siding       | • 2 Garage Spaces | • Driveway |
| • Land Lease Fee \$1,090                     | • Asphalt Shingles Roof | • Municipal Water | • Shed     |
|  | • Attached Garage       | • Municipal Sewer | • Carport  |

## 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- |
| • Dev: Village on the Greens | 8909                    |

## Listed By

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