

Listing #1



508 44th Ave E, #F-17, Bradenton, FL 34207

List Price	\$34,900 on 11/12/2025
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11605564
Property Type	Mobile/Manufactured
County	Manatee
Unit	F-17
School	MANATEE
Tax ID	000000
FEMA Flood Map	fema.gov/portal

Affordable Turnkey 2-Bedroom Home with New A/C - This 1981 manufactured home offers practical comfort and easy living. It features 2 bedrooms and 2 full bathrooms, including a primary suite with a walk-in closet and private ensuite bath. Both bathrooms have shower/tub enclosures. Vaulted ceilings run throughout, creating an open, airy feel. Flooring includes a mix of vinyl plank and newer carpet in soft driftwood tones-both in good condition and needing no updates. The interior paneling is a light blonde color that can easily be painted to suit your style. Outside, you'll find carport parking for two vehicles, a 7x7 storage shed, and a larger 8x10 shed with laundry. The lot is finished with pavers and crushed stone for a clean, low-maintenance look-no grass to mow means less work and lower monthly costs. A new A/C system with heat pump was installed in 2024 for year-round comfort. This home is being sold furnished and turnkey-move right in and make it your own. ASK TO SEE OUR 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. The total fixed monthly cost is \$1,247.59, which includes lot rent of \$1,115, a community insurance assessment of \$11.56, trash service at \$35.29, common area electric at \$5.74, and Spectrum bulk cable and internet at \$80. Lawn care is available for \$36 per month, and water and sewer are individually metered. Community approval and a background check are required, and subleasing is not permitted. 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 F-17 (Park street name - 6th Ave E) Bradenton, FL 34203

Property Details

• 2 Total Bedrooms	• 960 SF	• 1 Story	• Available 11/12/2025
• 2 Full Baths	• Built in 1981	• Unit F-17	• Mobile Home Style

Interior Features

• Open Kitchen	• Refrigerator	• Washer	• Carpet Flooring	• Heat Pump
• Laminate Kitchen Counter	• Microwave	• Dryer	• Vinyl Plank Flooring	• Electric Fuel
• Oven/Range	• Garbage Disposal	• Appliance Hot Water Heater	• Furnished	• Central A/C

Exterior Features

• Manufactured (Multi-Section) Construction	• Vinyl Siding	• 2 Garage Spaces	• Driveway
• Land Lease Fee \$1,115	• Metal 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	• Dev: Village on the Greens	• HOA Contact: 941-755-8909
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Listed By

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Listing data is deemed reliable but is NOT guaranteed accurate.