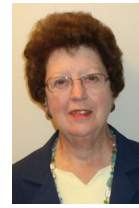




Tel.: 941-746-8161 Fax: 941-746-8167  
office@claudiasmh.com | www.claudiasmh.com



**Jeanne Swanson**  
Real Estate Broker Associate  
jeanne.swanson@claudiasmh.com  
941-914-1546

## R-13 HORSESHOE COVE

Horseshoe Cove  
5100 60th Street E, Bradenton, Florida 34203  
**Price: \$28,777**

Beautiful wooded location nestled near the bank of Braden River. Fisherman's Paradise! Solitude minutes away from great shopping, doctors, beaches, & cultural. Close to I-75. PET-friendly w/dog park 5 min away. Free Wi-Fi. Nice neighbors. Tastefully decorated, fully-furnished & ready to enjoy. Large entry screen room/deck, leading to either living area. One bedroom w/queen bed; addtl sleeper sofa & 2nd bath w/shower in addition. Easy pull-down full Murphy bed in living area off kitchen. Lots of storage. Back door access w/utility shed. Park has too many amenities to list here. Let us show you the rest.

### PROPERTY FEATURES

Available from:	07-05-2017	Porches:	1	Dishwasher:	Yes
Sign location:	Window	Porch 1 Size:	10X11+	Disposal:	No
Title location:	Owner	Porch 1 Raised :	Yes	Washer:	Yes
Owner financing:	No	Porch 1 Screened:	Yes	Dryer:	Yes
Park Monthly Fee:	\$653	Roof:	Rubber Membrane	Washer & Dryer Loc.:	House
Monthly Fee Includes:	Water ,Mowing ,Sewer	Siding:	Vinyl	Hook-up Loc.:	House
Share available:	No	Skirting:	Vinyl	Electric:	Circuit Breaker
Sublease:	Yes	Sheds:	1	Electric Meter Loc.:	Ext rear
Waterfront:	No	Shed 1 Size:	6'x7'	Electric Service Loc.:	Bedroom
Gulf access:	Yes	Pool:	Yes	Heating:	Central
Dock:	No	Pool Heated:	Yes	Cooling:	Central
Year built:	1996	Pets allowed:	Yes	Thermostat Loc.:	Hall w/humidistat
Make:	Cutl	Pet section:	No	Water:	Municipal
House length (ft):	12	Pet Weight Limit (lbs):	40	Water Turn-On Loc.:	South side near ground
House width (ft):	40	Furnished:	Yes	Water Heater:	Electric
Add-on:	Yes	Fridge Type:	Frost Free	Water Heater Loc.:	Ext access south side
Carport:	2 car	Stove:	Electric	Termite Contract:	No
Serials:	1	Microwave:	Yes	Pest Control Contract:	No
Serial #1:	046106961				
Miscellaneous Items: Pots, Blinds, Drapes, Towels, Linens, Glassware, Utensils, Dishes, Pans					

### INVENTORY LIST

LR: desk, 6 coaster chairs, uphol. Chair, tv, built-in stereo, Murphy bed w/shelving, Formica table w/leaf, bay window BR: queen bed, mirrored closets w/storage drawers below, 2 nitestands & lamps, wicker trunk & chest, built-in dresser, ceiling fan Addtn: sleeper sofa, 2 end tables & lamps, 2 etageres, coffee table w/storage Lazy-Boy recliner, console table, lamp table Lanai: 2 wicker chairs, dinette table & 2 chairs

INFORMATION HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED

