



**Jeanne Swanson**

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

## ROYAL GARDENS ESTATES LOT 140, LANE 12

Royal Garden Estates  
6904 Cortez Rd W., Bradenton, Florida 34209

**Price: \$9,900**

ONLY 5 MILESTO THE BEACH! This home is from an era where craftsmanship mattered, plus the seller (a carpenter) added quality touches. Solidly built, well-maintained, and every space utilized for maximum efficiency. Lanai could be quest quarters w/separate entry. Large backyard borders creek w/no close neighbors behind. Fully furnished, ready to enjoy the Florida lifestyle!

### PROPERTY FEATURES

Available from:	27-11-2017	Porches:	1	Dishwasher:	No
Sign location:	Planter	Porch 1 Size:	10x17'	Disposal:	No
Title location:	Owner	Porch 1 Raised :	No	Washer:	Yes
Owner financing:	No	Porch 1 Screened:	Yes	Dryer:	Yes
Park Monthly Fee:	\$407	Porch 1 Vinyl sliders:	No	Washer & Dryer Loc.:	Shed
Monthly Fee Includes:	Trash	Porch 1 Enclosed:	Yes	Hook-up Loc.:	Shed
Share available:	No	Roof:	Metal	Electric:	Fuse
Sublease:	No	Siding:	Aluminum-Metal	Electric Meter Loc.:	rear on pole to right of bkyd
Waterfront:	No	Skirting:	Aluminum	Electric Service Loc.:	hall closet
Gulf access:	No	Sheds:	1	Heating:	Gas
Dock:	No	Shed 1 Size:	10x12'	Cooling:	None
Year built:	1963	Pool:	No	Thermostat Loc.:	LR wall by bath
Make:	DONA	Pool Heated:	No	Water:	Municipal
House length (ft):	46	Pets allowed:	No	Water Turn-On Loc.:	ext rear carport side
House width (ft):	10	Pet section:	No		
Add-on:	No	Furnished:	Yes		
Carport:	1 car	Fridge Type:	Frost Free	Water Heater:	Electric
Serials:	1	Stove:	Gas	Water Heater Loc.:	under kit sink/ext access
Serial #1:	501725	Microwave:	Yes		
				Termite Contract:	No
				Pest Control Contract:	No

Miscellaneous Items: Pots, Blinds, Drapes, Towels, Linens, Glassware, Utensils, Dishes, Pans

### INVENTORY LIST

furnished as shown-everything included

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

