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**304 52ND AVE E**  
Casa Loma  
105 52nd Ave W., Bradenton, Florida 34203  
**Price: \$79,900**

. Rare All-Age Deeded Community in the heart of Bradenton. Maintenance fee only \$70/month. Expertly updated with new plumbing, some ceramic floors, water-efficient commodes in baths, carport reinforcements, new shed roof, & membrane roof 2014, new thermostat, newer kitchen cabinets. Neutral colors to compliment any color scheme. Plush living room carpeting. lots of windows for natural light. Lots of storage including handyman's shed

**PROPERTY FEATURES**

Available from:	10-04-2018	Porches:	1	Dishwasher:	No
Sign location:	Planter	Porch 1 Size:	9x17	Disposal:	No
Title location:	Bank	Porch 1 Raised :	Yes	Washer:	Yes
Owner financing:	No	Porch 1 Screened:	Yes	Dryer:	Yes
Park Monthly Fee:	\$70	Porch 1 Vinyl sliders:	Yes	Washer & Dryer Loc.:	Shed
Share available:	Yes	Porch 1 Enclosed:	Yes	Hook-up Loc.:	Shed
Sublease:	Yes	Roof:	Rubber Membrane	Electric:	Circuit Breaker
Waterfront:	No	Siding:	Vinyl	Electric Meter Loc.:	rear plural pole
Gulf access:	No	Skirting:	Vinyl	Electric Service Loc.:	MBR
Dock:	No	Sheds:	1	Heating:	Central
Year built:	1977	Shed 1 Size:	12x18	Cooling:	Central
Make:	Skyl	Pool:	Yes	Thermostat Loc.:	Main hallway- Newer
House length (ft):	40	Pool Heated:	Yes		
House width (ft):	24	Pets allowed:	No	Water:	Municipal
Add-on:	No	Pet section:	No	Water Turn-On Loc.:	Behind lanai exposed lever
Carport:	2 car	Furnished:	Yes	Water Heater:	Electric
Serials:	2	Fridge Type:	Frost Free	Water Heater Loc.:	Carport side access door
Serial #1:	FLO465328AK	Stove:	Electric		
Serial #2:	FLO465328BK	Microwave:	Yes	Termite Contract:	Yes
				Pest Control Contract:	No

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

**INVENTORY LIST**

LR:sofa, coffee table, end tables & lamps, plant stand, green recliner, desk, lamp& chair, 2 uphols chairs, stand for tv DR: glass table 4 chairs GBR: bed & headboard, MBR: queen bed, hdbd, armoire, triple dresser, lamps, stand for tv

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

