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## C-13 WEST LANE

Swan Lake Village  
620 57th Ave W., Bradenton, Florida 34207  
**Price: \$22,900**

No close neighbors behind. Close to pool and clubhouse. Super convenient floor plan with no hallways. Laminate flooring kitchen & LR. All new windows, including BR windows designed for push-out egress. Lanai/front room has AC & double-pane windows. Newer water heater in shed and all newer water lines. Baths remodeled with high-rise commodes. Lots of kitchen cabinets, built-ins in MBR, ceiling fans in kit, LR, BR & lanai. AC rebuilt 2 years ago. Home & appliances to be sold "as is" but seller believes everything currently working. Ready to just move in!

### PROPERTY FEATURES

Available from:	23-06-2018	Serials:	2	Disposal:	Yes
Sign location:	Window	Serial #1:	T2361210A	Washer:	Yes
Title location:	Owner	Serial #2:	T2361210B	Dryer:	Yes
Owner financing:	No	Roof:	Rubber Membrane	Washer & Dryer Loc.:	Shed
Park Monthly Fee:	\$585	Siding:	Vinyl	Hook-up Loc.:	Shed
Monthly Fee Includes:	Water ,Trash ,Sewer ,Mowing	Skirting:	Brick	Electric:	Circuit Breaker
Share available:	No	Sheds:	1	Electric Meter Loc.:	ext rear
Sublease:	No	Shed 1 Size:	8'x12'	Electric Service Loc.:	Guest BR
Waterfront:	No	Pool:	Yes	Heating:	Central
Gulf access:	No	Pool Heated:	Yes	Cooling:	Central
Dock:	No	Pets allowed:	No	Thermostat Loc.:	LR/bath wall
Year built:	1974	Pet section:	No	Water:	Municipal
Make:	TWIN	Furnished:	Partially	Water Turn-On Loc.:	ext rear
House length (ft):	32	Fridge Type:	Frost Free	Water Heater:	Electric
House width (ft):	24	Stove:	Electric	Water Heater Loc.:	shed
Add-on:	Yes	Microwave:	Yes	Termite Contract:	Yes
Carport:	2 car	Dishwasher:	No	Pest Control Contract:	No
Miscellaneous Items: Pots, Towels, Linens, Glassware, Utensils, Dishes, Pans, Blinds					

### INVENTORY LIST

LR; couch, rattan chair, uphol. chairw/palm trees & hammock design, coffee table, KIT; round table & 4 wooden chairs, GBR: hideabed & bookshelves, MBR: all stays: queen bed, 5 drawer tall dresser, nite stand, 2 tall dressers, Lanai: computer stand, end table Shed: washer & dryer

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

