



**Gail Stickner**

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## 42 PALMWOOD

Citrus Grove Estates  
, Bradenton, Florida 34208

**Price: \$45,000**

If you are looking a nice, clean, bright affordable Florida home with a co-op share, this is it. Located in a nice central part of Bradenton, close to shopping, tons of restaurants, and a short drive to the beach. This home packs a lot of punch for its size, with a 9 x 36 added living space used for a living room and bedroom. It has 2 bedrooms and an office or third bedroom, a hall bath with a tub and a 1/2 bath off the master bedroom. A nice kitchen is in the middle of the home with lots of storage and nice appliances. Laminate floors throughout and neutral paint make for easy care. Also, 3 outside storage sheds,-- one is a work bench/tool room, one for the washer and dryer/laundry/ hot water heater, and one for seasonal goods. The corner lot adjoins a park green space giving a nice open area view, from the large livingroom windows. A great little home with the co-op share included in the price, the monthly maintainance fee of only \$140. that includes water, sewer, trash/recycling. And is it pet friendly for dogs 20 inches tall or less. Call Gail Stickner to view this ready to move into home, at 814-273-3344.

### PROPERTY FEATURES

Available from:	00-00-0000	Serial #1:	1602737	Disposal:	Yes
Sign location:	Planter	Roof:	Metal	Washer:	Yes
Title location:	Owner	Siding:	Aluminum-Metal	Dryer:	Yes
Park Monthly Fee:	\$140	Skirting:	Stone	Washer & Dryer Loc.:	Shed
Monthly Fee Includes:	Water ,Trash ,Sewer	Sheds:	2	Hook-up Loc.:	Shed
		Pool:	No	Electric:	Circuit Breaker
Share available:	Yes	Pool Heated:	No	Electric Meter Loc.:	Back of home
Share cost:	26	Pets allowed:	Yes	Electric Service Loc.:	Office
Sublease:	Yes	Pet section:	No	Cooling:	A/C
Year built:	1963	Pet Weight Limit (lbs):	20	Water:	Municipal
Make:	Fort	Furnished:	Yes	Water Heater:	Electric
House length (ft):	48	Fridge Type:	Frost Free	Water Heater Loc.:	Shed 2
House width (ft):	10	Stove:	Electric	Termite Contract:	Yes
Add-on:	Yes	Microwave:	Yes	Pest Control Contract:	Yes
Carport:	1 car	Dishwasher:	No		
Serials:	1				
Miscellaneous Items: Pots, Blinds, Drapes, Linens, Glassware, Utensils, Dishes, Pans					

### INVENTORY LIST

Bedrm 1: 2 queen beds , 2 nite stands, folding table, small dresser, AC unit room heater, Office: table, office chair, Dining rm: table, 4 chairs, 2 cabinets, Bedrm 2: queen bed small drawer unit, built in closet and dresser with upper storage, Ac unit, adjoining 1/2 bath. 3 sheds, washer/dryer, 40 gallon hot water heater.

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

