



**Becky Jones**  
Sales Associate  
becky.jones@claudiasmh.com  
941-720-3169

**LOT B-31**  
Swan Lake Village  
620 57th Ave W., Bradenton, Florida 34207  
**Price: \$49,900**

PRICE REDUCED MUST SEE GREAT CURB APPEAL BEAUTIFUL HOME WITH A TOTAL OF 2200 SQ FT OF AMAZING LIVING SPACE. This home features 3 nice sized bedrooms and a beautiful den. Large open concept living room and dining room with cathedral ceilings. Home has a LARGE 10x36 lanai which had new sliding windows replaced in 2016. Many updates in this home, new windows throughout, new air conditioner 2017 and a roof over with life time warranty in 2018. All kitchen appliances were replaced within the last three years and has a newer full sized hot water heater. Home has beautiful window coverings with custom shutters on bedroom windows. Home is located in beautiful Swan Lake, close to airport, shopping, hospitals and the beautiful white sandy beaches of the gulf shores.

**PROPERTY FEATURES**

Available from:	10-01-2019	Porches:	1	Dishwasher:	Yes
Sign location:	Window	Porch 1 Size:	10x36	Disposal:	Yes
Title location:	Owner	Porch 1 Raised :	Yes	Washer:	Yes
Owner financing:	No	Porch 1 Screened:	Yes	Dryer:	Yes
Park Monthly Fee:	\$608	Porch 1 Vinyl sliders:	Yes	Washer & Dryer Loc.:	House
Monthly Fee Includes:	Water ,Mowing ,Trash ,Sewer	Porch 1 Enclosed:	Yes	Hook-up Loc.:	House
Share available:	No	Roof:	Roof-over	Electric:	Circuit Breaker
Sublease:	No	Siding:	Vinyl	Electric Meter Loc.:	Back of house
Waterfront:	No	Skirting:	Vinyl	Electric Service Loc.:	Den
Gulf access:	No	Sheds:	1	Heating:	Central
Dock:	No	Shed 1 Size:	10x14	Cooling:	Central
Year built:	1972	Pool:	Yes	Thermostat Loc.:	Hall
Make:	REXW	Pool Heated:	Yes	Water:	Municipal
House length (ft):	58	Pets allowed:	No	Water Turn-On Loc.:	Back of home
House width (ft):	24	Pet section:	Yes	Water Heater:	Electric
Add-on:	Yes	Furnished:	Yes	Water Heater Loc.:	Carport
Carport:	2 car	Fridge Type:	Icemaker,Frost Free	Termite Contract:	No
Serials:	2	Stove:	Electric	Pest Control Contract:	No
Serial #1:	RXZ1206A	Microwave:	Yes		
Serial #2:	RXZ1206B				
Miscellaneous Items: Pots, Linens, Glassware, Utensils, Dishes, Pans, Blinds, Drapes, Towels					

**INVENTORY LIST**

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

