



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

## 4416 FRIENDLY HARBOR ST

Waterside Club  
4516 CalmHarbor St, Bradenton, Florida 34207  
**Price: \$29,900**

LOCATION LOCATION LOCATION....DARLING 1 bedroom 1 bath nice open concept, located in beautiful Waterside Club off of Cortez and just a few miles to Anna Marie Island. Home has been completely updated and looks like a darling beach cottage. New roof-over, new air in 2017, new floors throughout with ceramic tile floors in bathroom and the circuit breaker box was completely updated two years ago. Home features an 10x20 glassed in lanai which opens off the living room as well as an 12x10 screened in area on the carport too enjoy outside living. Home has a beautiful kitchen with all new stainless steel appliances and a cute island in middle. Park also provides wifi to their residents. This home is a must see, close to airports, shopping, hospitals and the beautiful white sandy beaches of the gulf shores.

### PROPERTY FEATURES

Available from:	10-01-2019	Porch 1 Size:	10x20	Microwave:	Yes
Sign location:	Window	Porch 1 Raised :	Yes	Dishwasher:	No
Title location:	Owner	Porch 1 Screened:	Yes	Disposal:	Yes
Owner financing:	No	Porch 1 Vinyl sliders:	Yes	Washer:	Yes
Park Monthly Fee:	\$649	Porch 2 Size:	12x10	Dryer:	Yes
Monthly Fee Includes:	Water ,Mowing ,Trash ,Sewer	Porch 2 raised:	No	Washer & Dryer Loc.:	Shed
Share available:	No	Porch 2 Screened:	Yes	Hook-up Loc.:	Shed
Sublease:	No	Roof:	Roof-over	Electric:	Circuit Breaker
Waterfront:	No	Siding:	Vinyl	Electric Meter Loc.:	Back of house
Gulf access:	No	Skirting:	Vinyl	Electric Service Loc.:	Bathroom
Dock:	No	Sheds:	1	Heating:	Central
Year built:	1969	Shed 1 Size:	6x8	Cooling:	Central
Make:	JeFr	Pool:	Yes	Thermostat Loc.:	Kitchen
House length (ft):	46	Pool Heated:	Yes	Water:	Municipal
House width (ft):	12	Pets allowed:	Yes	Water Turn-On Loc.:	Side front
Add-on:	Yes	Pet section:	Yes	Water Heater:	Electric
Carport:	2 car	Pet Weight Limit (lbs):	30	Water Heater Loc.:	Bathroom
Serials:	1	Furnished:	Yes	Termite Contract:	No
Serial #1:	122885J	Fridge Type:	Icemaker,Frost Free	Pest Control Contract:	No
Porches:	2	Stove:	Electric		
Miscellaneous Items: Pots, Blinds, Drapes, Towels, Linens, Glassware, Utensils, Dishes, Pans					

### INVENTORY LIST

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

