



Gail Stickner

Real Estate Sales Associate
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LOT C-6 C STREET

Palm Grove

6505 US Hwy 301N, Ellenton, Florida 34222

Price: \$12,500

Price Reduced to \$12,500. WOW!! Do you need a real piece of paradise? This is it. Cozy cottage style, single wide home just feet from the north shore of the Manatee River. It is located in a small community with a fishing pier, boat ramp, just the perfect spot to watch the beautiful sunsets, over the river. Bring your fishing pole, crab traps, boat, or kayak. The home features fresh paint, new laminate flooring throughout, an open concept living area, 2 bedrooms both with queen beds and a hall bathroom. It also has brand new furniture throughout the home. Plus the Roof-over and Heat pump is less than 2 yrs. old, nothing to do but relax and enjoy. The park is close to the Outlets and shopping, I-75 and I-275 off US Hwy. 301 N. A wonderful home in a wonderful community. Asking price was an unbelievable . . . \$14,500. NOW \$12,500. Call Gail Stickner for more details 814-273-3344-----hurry, it won't last long.

PROPERTY FEATURES

Sign location:	Window	Porches:	1	Microwave:	Yes
Title location:	Owner	Porch 1 Size:	11x10	Dishwasher:	No
Owner financing:	No	Porch 1 Raised :	No	Disposal:	No
Park Monthly Fee:	\$615	Porch 1 Screened:	Yes	Washer:	Yes
Monthly Fee Includes:	Water ,Trash ,Sewer ,Mowing	Roof:	Rubber Membrane	Dryer:	Yes
Share available:	No	Siding:	Aluminum-Metal	Washer & Dryer Loc.:	Shed
Sublease:	Yes	Sheds:	2	Hook-up Loc.:	Shed
Waterfront:	Yes	Shed 1 Size:	6x8	Electric:	Circuit Breaker
Year built:	1968	Shed 2 Size:	4x6	Electric Meter Loc.:	Masterbd. closet
Make:	Silv	Pool:	Yes	Electric Service Loc.:	back of home
House length (ft):	40	Pool Heated:	Yes	Heating:	Heat Pump
House width (ft):	12	Pets allowed:	Yes	Cooling:	Central
Add-on:	Yes	Pet Weight Limit (lbs):	40	Thermostat Loc.:	Hall
Carport:	2 car	Furnished:	Yes	Water:	Municipal
Serials:	1	Fridge Type:	Frost Free	Water Turn-On Loc.:	Behind washer
Serial #1:	3054993	Stove:	Gas		
Miscellaneous Items: Pots, Towels, Linens, Glassware, Utensils, Dishes, Pans, Blinds					

INVENTORY LIST

New Ashley reclining sofa, side chair, TV table, Round stand, area rug, end tables w/glasstops, Shell lamp, dinette table -2 chairs, kitchen island, microwave and stand, coffee maker, toaster oven, Mbdm: Queen bed set, dresser, nite stand, desk& chair, 2nd Bdrm: Queen bed, free standing closet, bookcase, nite stand, lamp, tools in shed, Lanai: Utility shed w/tools, folding table-2 chairs, 4 metal chairs sm. propane grill, 2 yellow adirondack chairs, washer/ dryer. Outside shed: tools.

