



Jeanne Swanson

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25 OAKWOOD

Citrus Grove Estates
, Bradenton, Florida 34208

Price: \$18,500

One of the nicest single-wide's I've ever listed! Small quiet gated community close to shopping & beaches. Low lot rent of \$395 includes water, sewer, trash, and mowing. Newer laminate flooring except bedrooms, remodeled kitchen & bath, huge entry lanai, extra 3/4 bath with stacking washer/dryer, all tastefully decorated. Newer 30 gal water heater. 14'x25' carport on backside suitable for parking boat, golfcart, etc. Small pet friendly. Hurry to reserve but owners would like to stay approx. to end of March

PROPERTY FEATURES

Available from:	24-02-2019	Porches:	1	Dishwasher:	No
Sign location:	Window	Porch 1 Size:	11'x28	Disposal:	No
Title location:	Owner	Porch 1 Raised :	No	Washer:	Yes
Owner financing:	No	Porch 1 Screened:	No	Dryer:	Yes
Park Monthly Fee:	\$395	Porch 1 Enclosed:	Yes	Washer & Dryer Loc.:	House
Monthly Fee Includes:	Water ,Mowing ,Trash ,Sewer	Roof:	Roof-over	Hook-up Loc.:	House
Share available:	No	Siding:	Vinyl	Electric:	Circuit Breaker
Sublease:	Yes	Skirting:	Aluminum	Electric Meter Loc.:	4 plex between homes
Waterfront:	No	Sheds:	1	Electric Service Loc.:	MBR closet
Gulf access:	No	Shed 1 Size:	7'x8'	Heating:	Central
Dock:	No	Pool:	No	Cooling:	Central
Year built:	1965	Pool Heated:	No	Thermostat Loc.:	Hallway
Make:	Gulf	Pets allowed:	Yes	Water:	Municipal
House length (ft):	46	Pet section:	No	Water Turn-On Loc.:	Under back carport
House width (ft):	12	Pet Weight Limit (lbs):	22		
Add-on:	Yes	Furnished:	Yes	Water Heater:	Electric
Carport:	1 car	Fridge Type:	Frost Free	Water Heater Loc.:	Ext outside kitchen
Serials:	1	Stove:	Electric		
Serial #1:	G12250CK 1039	Microwave:	Yes	Termite Contract:	Yes
				Pest Control Contract:	Yes

Miscellaneous Items: Pots, Blinds, Drapes, Towels, Linens, Glassware, Utensils, Dishes, Pans

INVENTORY LIST

Din area: round wooden table 4 chairs (extra leaf in MBR) TV & stand, end table, wicker cabinet GBR: double bed, nitestand & lamp
MBR: queen bed & headboard washer/dryer in adjoining bath Lanai: sofa bed, matching loveseat, lamps, end tables, 2 chairs, etageres , 4 outside chairs

