



Tel.: 941-746-8161 Fax: 941-746-8167
office@claudiasmh.com | www.claudiasmh.com



Gail Stickner
Real Estate Sales Associate
gail.stickner@claudiasmh.com
814-273-3344

J-12 SHADY LANE

Swan Lake Village
620 57th Ave W., Bradenton, Florida 34207
Price: \$35,000

Adorable completely updated home from the new drywall to the new laminate flooring with 5/8 inch plywood underlayment, even new ceiling fans and lights. Not to mention newer double pane windows. New kitchen with granite countertops, stainless steel appliances, tiled back splash. The open concept features an electric fireplace with LED lighting between the livingroom and kitchen. The new screen room is a great place to enjoy the tropical breezes and the front lanai is the perfect place for cooler days, with vinyl slider windows. Not only is the interior new but the insulated rubber membrane roof is just 3 yrs. and comes with a lifetime warranty and the AC and hot water is only 4 yrs. old. New washer in laundry room/workshop. Comes fully furnished and ready for you to move in. This is a great home with nothing to do but enjoy. Located on the back perimeter in lovely Swan Lake Village. Close to shopping, dining, and just minutes Anna Maria Island beaches, and Sarasota Airport. Come see this beauty. Asking price is \$35,000, or best offer. Call Gail Stickner at 814-273-3344

PROPERTY FEATURES

Available from:	11-04-2019	Porches:	2	Stove:	Electric
Sign location:	Window	Porch 1 Size:	12 X15	Microwave:	Yes
Title location:	Owner	Porch 1 Raised :	Yes	Dishwasher:	No
Owner financing:	No	Porch 1 Screened:	Yes	Disposal:	Yes
Park Monthly Fee:	\$608	Porch 1 Vinyl sliders:	Yes	Washer:	Yes
Monthly Fee Includes:	Water ,Mowing ,Trash ,Sewer	Porch 2 Size:	12 X 12	Dryer:	Yes
Share available:	No	Porch 2 raised:	No	Washer & Dryer Loc.:	Shed
Sublease:	No	Porch 2 Screened:	Yes	Hook-up Loc.:	Shed
Waterfront:	No	Porch 2 Enclosed:	No	Electric:	Circuit Breaker
Gulf access:	No	Roof:	Rubber Membrane	Electric Meter Loc.:	Back of Home
Dock:	No	Siding:	Aluminum-Metal	Electric Service Loc.:	Master BD closet
Year built:	1972	Skirting:	Stone	Heating:	Central
Make:	Roya	Pool:	Yes	Cooling:	Central
House length (ft):	36	Pool Heated:	Yes	Thermostat Loc.:	Hall
House width (ft):	24	Pets allowed:	No	Water:	Other
Add-on:	No	Pet section:	Yes	Water Turn-On Loc.:	front left of Home
Carport:	1 car	Pet Weight Limit (lbs):	30	Water Heater Loc.:	Laundry Room
Serials:	2	Furnished:	Yes	Termite Contract:	Yes
Serial #1:	5270A-5441843	Fridge Type:	Frost Free	Pest Control Contract:	Yes
Serial #2:	5270-5441846				
Miscellaneous Items: Pots, Blinds, Towels, Glassware, Utensils, Dishes, Pans					

INVENTORY LIST

Livingroom: matching sofa and loveseat with recliner seats, 2 end tables with lamps, area rug, Dining Room: table and 4 chairs, Carpeted Lanai: Rattan loveseat with matching chair and 2 end tables, ceiling fan. Screen Room: Patio Table, 4 chairs, ceiling fan. Masterbed room: King bed with wicker headbd, dresser, 2 nite stands with lamps,walk-in closet. Hall Bath with step in shower with benches, all new vanity, toilet, ceramic floor. Guest Bedr/ Half Bath: Queen bed, dresser, chest, nite stands. Walk-in closet. Large Hall Closet. DOES NOT STAY WITH HOME---all Artwork goes with owner and Bedspread in Master bedroom.

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

