



**Jeanne Swanson**

Real Estate Broker Associate  
jeanne.swanson@claudiasmh.com  
941-914-1546

## LOT ONE

### Whispering Palms

1219 51st Ave E., Bradenton, Florida 34203

### Price: \$19,900

A great buy for someone looking for a project! The front of the home perhaps has been undermined by soil eroding under it from a water main leak. The park has repaired the water main, but it is unknown if the park will accept responsibility to fill in and re-level the home. The most visible problems are that the front brick planter is cracked and partly sunken, remodeled kitchen cabinets don't close properly and the entrance door doesn't close easily. The home is one of the largest in the park at 60 feet long and 3 bedrooms. It is on a large corner lot close to the entrance to the park & backs up to the parking area for the office, pool, clubhouse, and mailboxes. It has some laminate flooring, an indoor laundry area, remodeled kitchen cabinets with slide-out trays, a newer large water heater, a full-width master bedroom suite with walk-in closet, a large side lanai and lots of windows that let in lots of natural light. The older seller has just moved up north with her son and just wants it sold. Make an offer!

### PROPERTY FEATURES

Available from:	15-03-2019	Porches:	1	Microwave:	Yes
Sign location:	Window	Porch 1 Size:	12x20	Dishwasher:	Yes
Title location:	Owner	Porch 1 Raised :	Yes	Disposal:	Yes
Owner financing:	No	Porch 1 Screened:	Yes	Washer:	Yes
Park Monthly Fee:	\$530	Porch 1 Vinyl sliders:	Yes	Dryer:	Yes
Share available:	No	Porch 1 Enclosed:	Yes	Washer & Dryer Loc.:	House
Sublease:	No	Roof:	Roof-over	Hook-up Loc.:	House
Waterfront:	No	Siding:	Vinyl	Electric:	Circuit Breaker
Gulf access:	No	Skirting:	Vinyl	Electric Meter Loc.:	Ext rear
Dock:	No	Sheds:	1	Electric Service Loc.:	MBR closet
Year built:	1972	Shed 1 Size:	12x18	Heating:	Central
Make:	Arlis	Pool:	Yes	Cooling:	Central
House length (ft):	60	Pool Heated:	Yes	Thermostat Loc.:	Main hallway
House width (ft):	24	Pets allowed:	Yes	Water:	Municipal
Add-on:	No	Pet section:	No	Water Turn-On Loc.:	Carport side
Carport:	2 car	Pet Weight Limit (lbs):	20	Water Heater:	Electric
Serials:	2	Furnished:	Partially	Water Heater Loc.:	Kitchen closet
Serial #1:	LF8041AF	Fridge Type:	Frost Free	Termite Contract:	No
Serial #2:	LF8041BF	Stove:	Electric	Pest Control Contract:	No
Miscellaneous Items: Blinds, Drapes					

### INVENTORY LIST

Din rm table & 2 caster chairs, small stand, built-in hutch, roll top desk, 2nd BR twin bed Lanai: 2 chairs, end tables, umbrella table shed: freezer

