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**LOT J-3**  
Swan Lake Village  
620 57th Ave W., Bradenton, Florida 34207  
**Price: \$75,900**

MUST SEE....ABSOLUTELY STUNNING 2004 HOME ON A PRIVATE CUL-De-SAC WITH AN EXTRA LARGE BEAUTIFULLY LANDSCAPED LOT. HOME IS LOCATED IN THE PET SECTION OF SWAN LAKE. YOU NAME IT THIS HOME HAS IT. HOME FEATURES A LOVELY 12x33 lanai with a laundry room off the lanai. Lanai has large double doors to bring in your golf cart and/or park a motorcycle. When you walk In the front door you are awe-struck by its beauty and the light airy open floor plan. The kitchen is a dream come true for the cook in the family, features all stainless steel appliances, a double French door refrigerator with all the extras, a gas top stove with two ovens, one of which is a convection oven complete with granite counter tops and a large island. Beautiful white cupboards with soft closing doors and pull out drawers with subway tile on the backsplash between the cupboards. The living room has beautiful cathedral ceilings with a large window as the focal point of the living room complete with an outside Sun Brella shade which is remote controlled to help block out the afternoon sun. The Master Bedroom entrance has double doors and is absolutely stunning and features large walk in closet and sky lights. The master bath has been updated with a large walk-in shower, double sink vanity with granite top and new faucets. The spare bedroom is nice size with amazing storage space. The main bathroom in the hall has been updated with new vanity and sink complete with new faucets. Home is energy efficient with an average electric bill of \$60.00 a month. Home is located close to two airports, shopping, hospitals and the white sandy beaches of the gulf shores. This home will not last long call today for an appointment.

**PROPERTY FEATURES**

Available from:	09-01-2021	Porches:	2	Fridge Type:	Frost Free ,Icemaker
Sign location:	Window	Porch 1 Size:	12x33		
Title location:	Owner	Porch 1 Raised :	No	Stove:	Gas
Owner financing:	No	Porch 1 Screened:	Yes	Microwave:	Yes
Park Monthly Fee:	\$689	Porch 1 Vinyl sliders:	No	Dishwasher:	Yes
Monthly Fee Includes:	Water ,Trash ,Sewer ,Mowing	Porch 1 Enclosed:	Yes	Disposal:	Yes
		Porch 2 Size:	5x10	Washer:	Yes
Share available:	No	Porch 2 raised:	Yes	Dryer:	Yes
Sublease:	No	Porch 2 Screened:	No	Washer & Dryer Loc.:	Shed
Waterfront:	No	Porch 2 Vinyl sliders:	No	Hook-up Loc.:	Shed
Gulf access:	No	Porch 2 Enclosed:	No	Electric:	Circuit Breaker
Dock:	No	Roof:	Shingle	Electric Meter Loc.:	Back of house
Year built:	2004	Siding:	Vinyl	Electric Service Loc.:	Bedroom
Make:	SKYO	Skirting:	Vinyl	Heating:	Central
House length (ft):	44	Pool:	Yes	Cooling:	Central
House width (ft):	28	Pool Heated:	Yes	Thermostat Loc.:	Living room
Add-on:	No	Pets allowed:	Yes	Water:	Municipal
Carport:	2 car	Pet section:	Yes	Water Turn-On Loc.:	Back of house
Serials:	2	Pet Weight Limit (lbs):	30	Water Heater:	Electric
Serial #1:	F7630178SA	Furnished:	No	Termite Contract:	Yes
Serial #2:	F7630178SB			Pest Control Contract:	Yes
Miscellaneous Items:	Drapes, Blinds				

## INVENTORY LIST

Golf cart is negotiable

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

