



**Becky Jones**  
Sales Associate  
becky.jones@claudiasmh.com  
941-720-3169

## E9

### Swan Lake Village

620 57th Ave W., Bradenton, Florida 34207

### Price: \$44,900

MUST SEE....BEAUTIFUL 2 BEDROOM 2 BATH HOME WITH GREAT CURB APPEAL AND AN EXCELLENT LOCATION....Home features updated floors, new air conditioner, new plumbing under home, new roof vent cap and washer and dryer conveniently tucked away off the dining area. This home has a lovely 10x8 raised deck on the side of home with access from both the lanai and a sliding glass door from the master bedroom to enjoy your morning coffee or enjoy the beautiful Florida sunsets. Home has plenty of storage, large closets and an over sized shed with plenty of room to store a golf cart. Home is located close to shopping, airports, amazing restaurants, hospitals and the beautiful white sandy beaches of the gulf shore. This home won't last long call today to set up an appointment with Becky Jones 941-720-3169 You won't be disappointed.

### PROPERTY FEATURES

Available from:	01-06-2021	Porch 1 Size:	10x14	Stove:	Electric
Title location:	Owner	Porch 1 Raised :	Yes	Microwave:	No
Owner financing:	No	Porch 1 Screened:	Yes	Dishwasher:	No
Park Monthly Fee:	\$676	Porch 1 Enclosed:	Yes	Disposal:	No
Monthly Fee Includes:	Water ,Mowing ,Trash ,Sewer	Porch 2 Size:	10x16	Washer:	Yes
Share available:	No	Porch 2 raised:	Yes	Dryer:	Yes
Sublease:	No	Porch 2 Screened:	No	Washer & Dryer Loc.:	House
Waterfront:	No	Porch 2 Vinyl sliders:	No	Hook-up Loc.:	House
Gulf access:	No	Porch 2 Enclosed:	No	Electric:	Circuit Breaker
Dock:	No	Roof:	Metal	Electric Meter Loc.:	Back of house
Year built:	1972	Siding:	Vinyl	Electric Service Loc.:	Master Bedroom
Make:	MANA	Skirting:	Brick	Heating:	Central
House length (ft):	40	Sheds:	1	Cooling:	Central
House width (ft):	24	Shed 1 Size:	12x20	Thermostat Loc.:	Hallway
Add-on:	Yes	Pool:	Yes	Water:	Municipal
Carport:	2 car	Pool Heated:	Yes	Water Heater:	Electric
Serials:	2	Pets allowed:	No	Water Heater Loc.:	Shed
Serial #1:	0622687230A	Pet section:	No	Termite Contract:	No
Serial #2:	0622687230B	Furnished:	Yes	Pest Control Contract:	No
Porches:	2	Fridge Type:	Frost Free		
Miscellaneous Items:	Blinds, Drapes				

### INVENTORY LIST

PARTIALLY FURNISHED

