



**Gail Stickner**

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## **57 JEFFERSON STREET**

Colonial Manor  
900 9th Ave E., Palmetto, Florida 34221  
**Price: \$62,000**

Be prepared to walk into your brand new Classic white kitchen with black countertops and gray vinyl plank floors. Pull out drawers for everything, pots, pans, even the pantry has pull out easy, access drawers. The new cabinetry extends into the diningroom, with pull out drawers for storing small appliances, dishes, or whatever. The diningroom flows into the large open 18X14 living room with an electric heater fireplace and mantel. An additional 9X18 alcove gives additional space to the livingroom, presently used as an office space. The hall leads to a 11x11 guest bedroom and hall bathroom with glassed doored tub. At the back of the home is every peaceful owner's bedroom suite with a dressing area and double closets, separated from the private step-in shower and toilet area. A large 18.5X12 screened room with roll down exterior privacy curtains make a great place for morning coffee or afternoon happy hour. Enjoy the porch swing on the back patio with its remote controlled Sunsetter Electric Awning. The landscaping is very attractive and makes for a nice private setting. The home has recently been completely painted inside as well as, the exterior trim. Laminate flooring throughout the home. New moisture barrier, all new exterior doors and insulated roof over screen room, shed, and lanai. So there's nothing to do but move in, sit back and enjoy. This home is conveniently located in Colonial Manor Mobile Home Estates off Hwy 301, close to Interstate 75 and 275, as well as shopping, restaurants, and the bus line. The beaches of Anna Maria Island are only 20 minutes away. Asking price is \$62,000., or best offer. Call Gail Stickner at 814-273-3344, for details on this lovely, well cared for home.

### **PROPERTY FEATURES**

Available from:	01-10-2022	Serial #2:	036514BG	Dishwasher:	Yes
Sign location:	Yard	Porches:	1	Disposal:	No
Title location:	Owner	Porch 1 Size:	12X18	Washer:	Yes
Owner financing:	No	Porch 1 Raised :	No	Dryer:	Yes
Park Monthly Fee:	\$620	Porch 1 Screened:	Yes	Washer & Dryer Loc.:	Shed
Share available:	No	Roof:	Roof-over	Hook-up Loc.:	Shed
Sublease:	Yes	Siding:	Vinyl	Electric:	Circuit Breaker
Waterfront:	No	Skirting:	Vinyl	Electric Meter Loc.:	Back of home
Gulf access:	No	Sheds:	1	Electric Service Loc.:	Owner Bedrm
Dock:	No	Shed 1 Size:	6X10	Heating:	Central
Year built:	1973	Pool:	No	Cooling:	Central
Make:	HOME	Pool Heated:	No	Thermostat Loc.:	Hall
House length (ft):	40	Pets allowed:	Yes	Water:	Other
House width (ft):	24	Pet section:	No	Water Turn-On Loc.:	Back of Home
Add-on:	Yes	Furnished:	Partially	Water Heater:	Electric
Carport:	1 car	Fridge Type:	Frost Free	Water Heater Loc.:	Off Screen Room
Serials:	2	Stove:	Electric	Termite Contract:	No
Serial #1:	036514AG	Microwave:	Yes	Pest Control Contract:	No
Miscellaneous Items: Blinds, Glassware					

### **INVENTORY LIST**

Stove, dishwasher, French Dr. Refrig, washer/dryer, Leather loveseat, 2 side chairs with matching ottomans, electric fireplace and mantel, Smart TV, triple dresser. desk, wicker loveseat, 2 matching wicker chairs, Country style bench/seat.

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

