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**LOT 85**  
Pescara Lake  
570 57th Ave W., Bradenton, Florida 34207  
**Price: \$57,900**

GREAT CURB APPEAL ...LOVELY 1 bedroom, 1 bath in beautiful Pescara Lake an active 55+ Community. This home has an open concept in kitchen and living room and has had numerous updates both inside and out....features new air conditioner, newer hot water tank, updated plumbing and electric, new sub floors and laminate throughout, updated kitchen with a newer stainless steel refrigerator and totally updated bathroom featuring a beautiful new glass, corner shower. The crowning jewel of this home is the 10x30 screen room off the carport a great place too sit and enjoy the beautiful Florida winter with plenty of room too invite friends, watch football or have a fun movie night. Home also has a 10x18 lanai off the living room which could serve many functions including plenty of room too have a second bedroom for a visiting guest, a sitting room, an office or all three. For added enjoyment there is a lovely patio behind the house perfect for a barbecue or just chilling out. Home is located close too shopping, restaurants, airports, hospitals and the white sandy beaches of the beautiful gulf shores. This home will not last long call Becky Jones today at 941-720-3169 too make an appointment too tour this amazing home.

**PROPERTY FEATURES**

Available from:	14-12-2022	Porch 1 Vinyl sliders:	Yes	Furnished:	Partially
Sign location:	Planter	Porch 1 Enclosed:	Yes	Fridge Type:	Icemaker,Frost Free
Title location:	Owner	Porch 2 Size:	12x20		
Owner financing:	No	Porch 2 raised:	No	Stove:	Electric
Park Monthly Fee:	\$771	Porch 2 Screened:	Yes	Microwave:	Yes
Monthly Fee Includes:	Water ,Mowing ,Trash ,Sewer	Porch 2 Vinyl sliders:	No	Dishwasher:	No
		Porch 2 Enclosed:	Yes	Disposal:	No
Share available:	No	Porch 3 Size:	8x8	Washer:	Yes
Sublease:	No	Porch 3 Raised:	No	Dryer:	Yes
Waterfront:	No	Porch 3 Screened:	No	Washer & Dryer Loc.:	Shed
Gulf access:	No	Porch 3 Vinyl sliders:	No	Hook-up Loc.:	Shed
Dock:	No	Porch 3 Enclosed:	No	Electric:	Circuit Breaker
Year built:	1972	Roof:	Roof-over	Electric Meter Loc.:	Back of house
Make:	CAME	Siding:	Vinyl	Electric Service Loc.:	Bedroom
House length (ft):	52	Sheds:	1	Heating:	Central
House width (ft):	12	Shed 1 Size:	8x10	Cooling:	Central
Carport:	1 car	Pool:	Yes	Thermostat Loc.:	Hallway
Serials:	1	Pool Heated:	Yes	Water Turn-On Loc.:	Next too hot water tank
Serial #1:	10055568	Pets allowed:	Yes		
Porches:	3	Pet section:	No	Water Heater:	Electric
Porch 1 Size:	10x18	Pet Weight Limit (lbs):	25	Water Heater Loc.:	Carport side
Porch 1 Raised :	Yes			Termite Contract:	Yes
Porch 1 Screened:	Yes			Pest Control Contract:	Yes
Miscellaneous Items:	Blinds, Drapes				

**INVENTORY LIST**

New screen room on carport and A/C 1 year old

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

