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**LOT 125**  
Pescara Lake  
570 57th Ave W., Bradenton, Florida 34207  
**Price: \$49,900**

PRICE DROP.....MOTIVATED SELLER.....THE WEATHER UP NORTH IS FRIGHTFUL AND THE WEATHER DOWN SOUTH IS DELIGHTFUL...TIRED OF THE COLD??? THEN LOOK NO MORE.....MUST SEE.....LOVELY 2 BEDROOM, 1.5 BATHS HOME LOCATED IN BEAUTIFUL PESCARA LAKE AN ACTIVE 55+ COMMUNITY. This home features many updates with a beautiful large kitchen with a abundance of cabinets which opens into the large living room. Home features a beautiful, bright, airy sunroom off the living room with the added bonus of being able to step out onto a 8x8 raised deck to sit and sip your morning coffee or enjoy talking to your neighbors as they pass by. This home has the added feature of a walk in 6x4 pantry with plenty of shelves for storage as well as an oversized shed which houses the washer and dryer and updated hot water heater and recently updated electrical system throughout the home as well as great outdoor space to enjoy the beautiful Florida weather. Home is conveniently located near shopping, restaurants, hospitals, airports and the white sandy beaches of the beautiful gulf shores. This home won't last long call Becky Jones, 941-720-3169 to see this amazing home.

**PROPERTY FEATURES**

Available from:	29-12-2022	Porch 1 Raised :	Yes	Microwave:	Yes
Sign location:	Planter	Porch 1 Screened:	Yes	Dishwasher:	No
Title location:	Owner	Porch 1 Enclosed:	Yes	Disposal:	No
Owner financing:	No	Porch 2 Size:	6x8	Washer:	Yes
Park Monthly Fee:	\$784	Porch 2 raised:	Yes	Dryer:	Yes
Monthly Fee Includes:	Water ,Mowing ,Trash ,Sewer	Porch 2 Screened:	No	Washer & Dryer Loc.:	Shed
Share available:	No	Porch 2 Vinyl sliders:	No	Hook-up Loc.:	Shed
Sublease:	No	Porch 2 Enclosed:	No	Electric:	Circuit Breaker
Waterfront:	No	Roof:	Metal	Electric Meter Loc.:	Back of house
Gulf access:	No	Siding:	Aluminum-Metal	Electric Service Loc.:	Spare bedroom
Dock:	No	Sheds:	1	Heating:	Central
Year built:	1973	Shed 1 Size:	10x12	Cooling:	Central
Make:	PARK	Pool:	Yes	Thermostat Loc.:	Kitchen
House length (ft):	32	Pool Heated:	Yes	Water:	Municipal
House width (ft):	24	Pets allowed:	Yes	Water Turn-On Loc.:	Next to steps on carport
Carport:	2 car	Pet section:	No	Water Heater:	Electric
Serials:	2	Pet Weight Limit (lbs):	30	Water Heater Loc.:	Shed
Serial #1:	5730758	Furnished:	Yes	Termite Contract:	Yes
Serial #2:	5730759	Fridge Type:	Frost Free	Pest Control Contract:	Yes
Porches:	2	Stove:	Electric		
Porch 1 Size:	12x20				
Miscellaneous Items: Pots, Blinds, Drapes, Towels, Glassware, Utensils, Dishes, Pans					

**INVENTORY LIST**

Spectacular Pantry 4x8 Upright Freezer in shed New Washer and Dryer Upgraded electric All furniture stays except Dining room table and chairs Buffet in sunroom and some lamps

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

