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## LOT 233

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

**MUST SEE!!!** 2 bedroom 2 bath home located in Pescara Lake - a 55+ active community. Home has a unique open floor plan featuring a large open living room, office with a large added on bedroom and bathroom making this home approximately 1100 sq.ft. Home features tons of closets as well as a large shed to store all your treasures. Home has a newer washer, garbage disposal, upgraded electric and a walk-in shower. Home also has the added feature of a large screen room off the carport to enjoy your morning coffee, a lovely dinner, entertain guests or just sit and enjoy the beautiful Florida weather. This community is close to shopping, amazing restaurants, hospitals, airports and the white sandy beaches of the beautiful Gulf shores.

### PROPERTY FEATURES

Available from:	05-04-2024	Porch 1 Raised :	Yes	Fridge Type:	Frost Free
Sign location:	Window	Porch 1 Screened:	Yes	Stove:	Electric
Title location:	Owner	Porch 1 Vinyl sliders:	No	Microwave:	Yes
Owner financing:	No	Porch 1 Enclosed:	Yes	Dishwasher:	Yes
Park Monthly Fee:	\$1,017	Porch 2 Size:	10x20	Disposal:	Yes
Monthly Fee Includes:	Water ,Mowing ,Trash ,Sewer	Porch 2 raised:	No	Washer:	Yes
Share available:	No	Porch 2 Screened:	Yes	Dryer:	Yes
Sublease:	No	Porch 2 Vinyl sliders:	No	Washer & Dryer Loc.:	Shed
Waterfront:	No	Porch 2 Enclosed:	Yes	Hook-up Loc.:	Shed
Gulf access:	No	Roof:	Rubber Membrane	Electric:	Circuit Breaker
Dock:	No	Siding:	Vinyl	Electric Meter Loc.:	Back of house
Year built:	1973	Skirting:	Brick	Electric Service Loc.:	Hallway
Make:	,MAR	Sheds:	1	Heating:	Central
House length (ft):	61	Shed 1 Size:	10x14	Cooling:	Central
House width (ft):	14	Pool:	Yes	Thermostat Loc.:	Hallway
Add-on:	Yes	Pool Heated:	Yes	Water:	Municipal
Carport:	2 car	Pets allowed:	Yes	Water Turn-On Loc.:	Side of house
Serials:	1	Pet section:	No	Water Heater:	Electric
Serial #1:	10550795	Pet Weight Limit (lbs):	30	Water Heater Loc.:	Shed
Porches:	2	Furnished:	Partially		
Porch 1 Size:	10x12				
Miscellaneous Items:	Blinds, Drapes				

### INVENTORY LIST

Furniture decided at time of offer

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

