

**FOR SALE \$109,995:** 5100 60th Street East #AA12, Bradenton, FL 34203

**PRICE REDUCED**



**For Sale:** \$109,995

**Address:** 5100 60th Street East #AA12, Bradenton, FL 34203

**55+ Community:** Horseshoe Cove RV Resort

**Monthly Lot Rent:** \$980.00

**Size of Home:** Park Model + Addition + Patios

**Year of Home:** 1987

2 Beds | 1.5 Baths | Inside Laundry | Carport + Shed | Furnished  
| XL Home Filled With Updates Throughout ~ One Of A Kind

**Listing Agent:** Jackie Bileth

**Phone:** 941-545-7810 or 863-272-7200

**CONTACT US TODAY!**

**Jackie Bileth: 941-545-7810**

Community Resident ♦ Call or Text

**Email:** [Jackie@MobileHomeJackie.com](mailto:Jackie@MobileHomeJackie.com)

**Website:** [www.MobileHomeJackie.com](http://www.MobileHomeJackie.com)

## Home Overview:

**THIS IS THE BEST OF THE BEST! YOUR VERY OWN STUNNING SHOWPLACE!** You'll soon be living in the lap of luxury as the new owner of this thoughtfully expanded, thoroughly updated, and uniquely appointed 1987 Franklin. Priced right at \$109,995 and measuring 12x35, plus two large additions, this tremendous home now offers approximately 1030 square feet of interior living space, with two bedrooms and one and one-half bathrooms. With all the added space and the comfortable floor plan, your friends will think you're living in a conventional double-wide home! It is in excellent (better than new) condition and will be sold fully and generously furnished, so moving day will be quick and easy. Outside, you'll find two separate patio areas for rest and relaxation, as well as a walking bridge leading to the community amenities. Your new home is located on a perimeter lot with a wooded view, walking distance to the community entrance, clubhouse, pool, and mail center in Horseshoe Cove RV Resort of Bradenton, a very active, fun, and welcoming 55+ community near all the best of Central Florida. The monthly lot rent of \$980 includes lawn care and trash removal. You deserve to finally have your dream home, so call today and let us help you make it yours! **SPECIAL NOTE: Both the central A/C and mini-split A/C unit were replaced in 2020!** A thorough list of other recent updates may be available upon request; ask the agent for details.

## Community Overview:

Horseshoe Cove RV Resort of Bradenton, located on the banks of the Braden River, provides its residents with the best of luxury resort style living. The incredible list of amenities includes the recreation center with kitchen, billiards, darts, sewing room, card room, library, heated pool, shuffleboard, horseshoes, pétanque, four laundry rooms, fitness center, wood shop, dog park, and that's not all! The unique feature of Horseshoe Cove that sets it apart from all others is the 12-acre island with lighted fishing pier, grilling area, picnic shelter, gazebo, and nature trails. The 55+ adult pet friendly (Two pets per household are permitted; large dogs allowed, breed restrictions apply) community offers endless activities: coffee hour, dinners, holiday celebrations, dances, bingo, cards, crafts, wood working, pickle ball, pool parties, water aerobics, water volleyball, movie nights, you name it! You will always have something on your schedule! Horseshoe Cove is conveniently located within minutes of many restaurants, flea markets, antique shops, shopping centers, golf courses, houses of worship, medical facilities, world class beaches, everything that West Central Florida has to offer! Within a short drive: renowned attractions, international airports, cruise terminals, major league sports teams, awe inspiring state parks, museums; it is all right here! Your future neighbors at Horseshoe Cove are waiting to welcome you to the community!



Mobile Home Spot ♦ 122 E. Main Street #232 ♦ Lakeland, FL 33801

Phone: 863-272-7200 ♦ Toll Free 1-844-888-SPOT (7768) ♦ Fax: 863-868-1508

Email: [Info@MobileHomeSpot.com](mailto:Info@MobileHomeSpot.com) ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)

## Home Features:

**INTERIOR LAYOUT:** Uniquely designed floor plan with open, bright, and updated kitchen, 8×11 dining room, 10×17 living room, 10×28 multi-purpose bonus room, 9×10 original bedroom, 10×10 guest bedroom with access to laundry room and half bath

**BEDROOM:** Original bedroom has standard closet, built-in drawers, desk, and upper cabinets

**UPDATED BATHROOMS:** Full bathroom has walk-in shower, single vanity, and medicine cabinet; half bath has single vanity and medicine cabinet

**INTERIOR:** Newer (2020) Central A/C and mini-split A/C unit, four ceiling fans, kitchen pantry cabinet in hall, upper cabinets in laundry room, plexiglass windows in living room and bonus room, multiple storage options throughout, window treatments throughout

**FLOORING:** Easy to clean vinyl throughout

**EXTERIOR:** Ivory vinyl siding with brown trim, metal roof, free standing carport/covered patio, 8×8 unattached storage shed, additional patio beside Florida room, perimeter lot location with wooded view and walking bridge leading to community amenities

## Items Included:

**KITCHEN:** Hot Point refrigerator, GE range and microwave, Bosch dishwasher, pots and pans, dishware, silverware, utensils

**DINING ROOM:** Table, four chairs, desk, bench, chandelier, lighted ceiling fan

**LIVING ROOM:** Sofa, two chairs, entertainment center, three end tables, floor lamp, TV, ceiling fan

**BONUS ROOM/FLORIDA ROOM:** Table, seven chairs, storage cubes, storage cabinets, dresser, chest of drawers, TV, lighted ceiling fan

**ORIGINAL BEDROOM:** Queen storage bed, two nightstands, lighted ceiling fan

**GUEST BEDROOM:** Queen storage bed, chest of drawers

**LAUNDRY ROOM:** Samsung washer and dryer, storage cubes

**EXTERIOR/COVERED PATIO:** Patio furniture: Loveseat, two chairs, coffee table

### Home Insurance:

Peoples Insurance Agency: 941-377-7654  
ABC Accurate Insurance Mart: 813-991-8000  
Dutch Insurance: 863-557-5465  
Barfield Insurance: 863-293-5400

### Important Phone Numbers:

Florida Power & Light (FPL): 1-800-226-3545  
Spectrum (cable & internet) 1-855-222-0102  
Water is Billed By Park: 941-758-5335  
Trash and Mowing: Included With Lot Rent

### \*\*\*Land Lease Mobile Home Closing Costs:

**6 percent Florida Sales Tax, \$50.00 County Tax, \$275 Title and Registration Transfer, \$395 Closing Fee**

### **DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE**

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