

FOR SALE \$45,900: 5100 60th Street East #011, Bradenton, FL 34203

PRICE REDUCED



For Sale: \$45,900

Address: 5100 60th Street East #011, Bradenton, FL 34203

55+ Community: Horseshoe Cove RV Resort

Monthly Lot Rent: \$1,267.00

Size of Home: Park Model + Addition + Patios

Year of Home: 1992

1 Bed (possible 2) | 1.5 Baths | Inside Laundry | 2 Sheds |

Furnished | Handicap Accessible | Stunning Water Views

Listing Agent: Jackie Bileth

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

Email: jackie@mobilehomejackie.com

Contact us today!

Jackie Bileth - Community Resident



Email: Jackie@MobileHomeJackie.com

Call or text: 941-545-7810

Website: www.MobileHomeJackie.com

Home Overview:

SPECTACULAR WATER FRONT PARK MODEL WITH MANY BONUS FEATURES:

Only Two Previous Owners ~ A Smoke Fee and Pet Free Home!!

You'll soon be living your best years in your dream home as the new owner of this thoughtfully expanded and uniquely appointed waterside 1992 Chariot Eagle Park Model. Priced right at \$45,900, and measuring 12x40, plus the 9x37 addition, this tremendous home now offers approximately 810 square feet of interior living space, with one bedroom and one and one-half bathrooms. It is in good condition, immediately available, and will be sold fully furnished, so moving day will be quick and easy. It is already handicap accessible, with a chair ramp leading into the Florida room. Outside, the XL deck with the amazing, panoramic view of the Braden River will be the ideal location to soak in the sun and watch a variety of wildlife, while the covered front porch is the perfect spot for visiting with the neighbors. Your new home is located on a riverfront lot close to the community entrance, pool, and amenities 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 \$1267 includes lawn care and trash removal. This home has all it takes to be your personal slice of paradise! Why not call today, and let us help you make it yours?

Community Overview:

Horseshoe Cove RV Resort of Bradenton, located on the banks of the Braden River, provides its residents 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, woodworking, 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 ♦ Visit Our Website: www.MobileHomeSpot.com

Home Features:

INTERIOR LAYOUT: Efficiently arranged pass-through kitchen, 11×12 combination dining room/living room, 9×24 multi-purpose Florida room with glass windows, 9×10 bedroom, half bathroom/laundry room

BATHROOMS: Original bath has walk-in shower, single vanity, medicine cabinet, and tall linen cabinet; half bath has single vanity, standard closet, and stacked washer and dryer

BEDROOM: Standard closet with lower drawers, built-in desk, and upper cabinets

INTERIOR: Central A/C (including into additions), two ceiling fans, built-in desk in dining room, built-in TV stand in living room, hall closet, window treatments throughout

FLOORING: Laminate in kitchen; carpet in dining room/living room, bedroom, and Florida room; ceramic tile in each bathroom

EXTERIOR: Ivory vinyl siding with white trim, TPO (rubber) roof-over, long driveway, carport, chair ramp leading into Florida room, 11×17 raised deck with amazing river view, 5×15 covered front porch, two unattached storage sheds: 4×6 and 5×8, water view lot location close to community entrance, pool, and amenities

Items Included:

KITCHEN: GE refrigerator and microwave, Frigidaire range and dishwasher, pots and pans, dishware, silverware, utensils

WATER VIEW DINING ROOM/LIVING ROOM: Table, four chairs, end table, TV, chandelier, lighted ceiling fan

FLORIDA ROOM: Sofa sleeper, five chairs, four end tables, two table lamps, two floor lamps, wall lamp, TV with stand/electric fireplace

BEDROOM: Two twin beds

LAUNDRY ROOM/HALF BATH: Stacked Frigidaire washer and dryer

RAISED BACK DECK: Table, patio chairs, umbrella

COVERED FRONT PORCH: Swing, ceiling fan

STORAGE SHED: Shelving

Home Insurance:

Peebles Insurance Agency: 941-377-7654
ABC Accurate Insurance Mart: 813-991-8000
Hometown Insurance: 386-736-1000
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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