

FOR SALE \$117,000: 5100 60th Street East #04, Bradenton, FL 34203



For Sale: \$117,000

Address: 5100 60th Street East #04, Bradenton, FL 34203

55+ Community: Horseshoe Cove RV Resort

Monthly Lot Rent: \$1,267.00

Size of Home: Park Model + Additions + Patios

Year of Home: 2002

2 Beds | 2 Baths | Inside Laundry | Long Drive + Shed |
Furnished | Very Unique Waterside Layout ~ Must See

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:

SUPER RARE FIND!! HUGE HOME IN HORSESHOE COVE WITH SPECTACULAR RIVER VIEW!!

You will know you are looking at your new personal showplace as soon as you see this smartly expanded and exceptionally well maintained 2002 Park Model with a tranquil water view. Priced right at 117,000, and originally measuring 11x34, plus the additions of the present living room, master bed and bath, and laundry room, this special home now will provide an approximate total of 1070 square feet of interior living space, with two bedrooms and two bathrooms. All the total square footage compares favorably to a conventional double-wide! Overall, it is in excellent condition, immediately available, and will be sold fully furnished, so moving day will be quick and easy! Outside, you will have a beautiful deck overlooking the river, as well as a front porch, storage shed, and a super long driveway! Your new home is located on a river view 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 \$1,267 includes lawn care and trash removal. This could very well be the home of your dreams! SPECIAL NOTES: The Central A/C unit and water heater were installed in 2020, the rubber roof-over in 2015! Please inquire with our sales agent about the long list of updates and the accompanying receipts. This beauty comes complete; all it needs is you! 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 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 ♦ Visit Our Website: www.MobileHomeSpot.com

Home Features:

INTERIOR LAYOUT: XL modern kitchen, 5x9 dining area, 11x15 designer living room with connection to back deck, 11x13 master bedroom, 9x9 guest bedroom, 4x7 laundry room

BEDROOMS: Master bedroom has walk-in closet; original bedroom has standard closet, built-in drawers, and two wall cabinets

BATHROOMS: Master bath has combination tub/shower, single vanity, two medicine cabinets, and linen closet; original bathroom has combination tub/shower, single vanity, medicine cabinet, tall linen cabinet, and linen closet

INTERIOR: Newer (2020) central A/C, four ceiling fans, low-top breakfast bar in kitchen, storage closet at main entry, window treatments throughout

FLOORING: Laminate in kitchen, dining area, living room, and each bedroom; vinyl in laundry room and each bathroom

EXTERIOR: Beige vinyl siding with white trim, newer (2015) rubber roof-over, super long driveway, 11x16 raised deck with priceless river view, small front porch/deck at front entry door, 6x8 unattached storage shed, lot location conveniently close to community entrance, pool, and amenities

Items Included:

KITCHEN: LG refrigerator, GE range and microwave, Kenmore dishwasher, four stools

DINING AREA: Table, four chairs, lighted ceiling fan

ENTRYWAY: Chair, coffee table, two storage cabinets

LIVING ROOM: Two recliners, two end tables, floor lamp, hanging lamp, electric fireplace, TV, ceiling fan

MASTER BEDROOM: Queen bed, dresser with mirror, desk and chair, secretary hutch, two corner stands, nightstand, two table lamps, TV and stand, ceiling fan

GUEST BEDROOM: Two twin beds, two wall lamps, lighted ceiling fan

LAUNDRY ROOM: Estate (by Whirlpool) washer and dryer, storage cabinets

BACK DECK: Table, two patio chairs, patio loveseat

STORAGE SHED: Work bench, shelving

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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