

**FOR SALE \$49,900:** 5100 60th Street East #U3, Bradenton, FL 34203



**For Sale:** \$49,900

**Address:** 5100 60th Street East #U3, Bradenton, FL 34203

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

**Monthly Lot Rent:** \$886.00

**Size of Home:** Park Trailer + Addition

**Year of Home:** 1985

1 Bed | 1 Bath | Inside Laundry and Storage | Furnished |  
Central AC | Near Pool and Clubhouse | A Must See

**Listing Agents:** 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:**

You will know you have made it home as soon as you see this picture perfect, smartly expanded, and exceptionally well maintained 1985 Park Model home. Priced right at \$49,900, and measuring 11x35, plus the additions of the raised Florida room and laundry room, this delightful home will provide an approximate total of 650 square feet of interior living space, with one bedroom and one bathroom. It is in excellent condition, immediately available, and will be sold fully furnished, so moving day will be quick and easy! Your new home is located a short walk away from 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 \$886 includes lawn care and trash removal. You're going to love living here, so 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, petanque, 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:** 11×18 combination updated and bright pass-through kitchen and living room, 8×9 bedroom, 8×26 multi-purpose Florida room with direct access to 8×8 laundry/storage room

**UPDATED BATHROOM:** Walk-in shower, single vanity, wall cabinet, tall linen cabinet, and lighted ceiling fan

**INTERIOR:** Central A/C, three lighted ceiling fans, XL hall closet, two standard closets and built-in drawers in bedroom, window treatments throughout

**FLOORING:** Laminate in kitchen, Florida room, laundry room, and bathroom; carpet in living room, Florida room, and bedroom

**EXTERIOR:** Beige vinyl siding with white trim, rubber roof-over, off-street parking on paved driveway, 5×7 unattached storage shed, open back patio area, lot located close to park entrance/exit, clubhouse, pool, and mail center

## Items Included:

**KITCHEN:** Kenmore refrigerator and range, Gold Star microwave

**LIVING ROOM:** Sofa sleeper, two end tables, table lamp, lighted ceiling fan

**BEDROOM:** Queen bed, night stand, table lamp, lighted ceiling fan

**FLORIDA ROOM/DINING ROOM:** Two recliners, table, four chairs, sofa table, hutch, floor lamp, TV, portable A/C unit, chandelier

**LAUNDRY/STORAGE ROOM:** Stacked Maytag washer and dryer, two storage cabinets

### 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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