

**FOR SALE \$29,999:** 570 57<sup>th</sup> Avenue West Lot 171, Bradenton, FL 34207

**PRICE REDUCED**



**For Sale:** \$29,999

**Address:** 570 57th Avenue West Lot 171, Bradenton, FL

**55+ Community:** Pescara Lake

**Monthly Lot Rent:** \$1,017.00

**Size of Home:** Doublewide + Addition

**Year of Home:** 1981

2 Beds | 2 Baths | Huge Double Driveway | XL Corner Lot |  
Furnished | Filled With Modern Updates

**Listing Agent:** Jackie Bileth

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

**Email:** jackie@mobilehomejackie.com

**CONTACT US TODAY!**

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

Local Agent ♦ Call or Text



**Email: Jackie@MobileHomeJackie.com**

**Website: www.MobileHomeJackie.com**

### **Home Overview:**

**\*\* UNIQUE BUYER'S OPPORTUNITY! PRICED FOR QUICK SALE!\*\***

Here's the place that could soon be your personal piece of paradise, this 1981 Double Wide that has most everything you're looking for! Priced right at \$29,999, and measuring 22x48, this home will provide an approximate total of 1050 square feet of interior living space, with two bedrooms and two bathrooms. It will be sold furnished, so you will have a head start on moving day! Outside, the double wide driveway easily accommodates two vehicles. Your next home is located on a large corner lot in Pescara Lake of Bradenton, a very active, friendly, and family owned and operated 55+ adult park in the heart of West Central Florida. The monthly lot rent of \$1,017 includes water, sewer, trash removal, lawn mowing, and use of park amenities. This one could be your happy place for years to come! Call today and let us help you make it yours! This is a manufactured home on leased land.

### **Community Overview:**

Pescara Lake of Bradenton is a resort-like, age 55+ adult, family owned and operated community, near all the best of West Central Florida. The amenities include the clubhouse, XL heated pool, a five-acre lake stocked with fish, dog park, shuffleboard courts, secure mailboxes, and more! Inside the clubhouse, you'll find a billiards room, exercise equipment, a reading library, and a large recreational room with a spacious kitchen. The pet friendly (Some restrictions may apply) park offers many social activities, including water aerobics, bingo, coffee hour, cribbage, euchre, poker nights, dinners, cookouts, dances, bus tours, even organized leagues for shuffleboard, bowling, and golf! You will always have something to do! Many golf courses, restaurants, shopping centers, flea markets, antique shops, houses of worship, and medical centers are conveniently located within minutes of Pescara Lake. Within a short drive: Anna Maria Island, Longboat Key, Siesta Key, world class white sand beaches, renowned attractions, international airports, cruise terminals, major league sports teams, beautiful state parks, museums; everything Central Florida offers! Consider joining the happy and satisfied residents of Pescara Lake, where every day is a celebration!



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:** Open and bright kitchen/laundry room, 11×11 breakfast nook, 8×8 dining room, 13×21 living room, 13×14 master bedroom with two standard closets and storage closet, 10×11 guest bedroom with standard closet

**BATHROOMS:** Master bath has combination tub/shower, single vanity, medicine cabinet, and tall linen cabinet; guest bath has combination tub/shower, single vanity, medicine cabinet, and tall linen cabinet

**INTERIOR:** Central A/C, four lighted ceiling fans, coat closet in living room at front entry door, window treatments throughout

**FLOORING:** Laminate in kitchen, breakfast nook, dining room, living room, guest bathroom, and each bedroom; vinyl in master bathroom

**EXTERIOR:** Newer gray vinyl siding with white trim, newer windows, rubber roof-over, XL double wide driveway, large corner lot location with easy access to community entrance

## Items Included:

**KITCHEN/LAUNDRY ROOM:** Whirlpool refrigerator, Frigidaire range, LG dishwasher, GE microwave, one piece LG washer and dryer set

**BREAKFAST NOOK:** Rolling island, two tall storage cabinets, lighted ceiling fan

**DINING ROOM:** Table, four chairs

**LIVING ROOM:** Sofa, recliner, two chairs, end table, table lamp, floor lamp, lighted ceiling fan

**MASTER BEDROOM:** Queen bed, dresser, nightstand, table lamp, lighted ceiling fan

**GUEST BEDROOM:** Queen bed, dresser, two nightstands, table lamp, lighted ceiling fan

### 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 and Sewer: Included With Lot Rent  
Trash and Mowing: Included With Lot Rent

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

**6 percent Florida Sales Tax, \$50.00 County Tax, \$375 Title and Registration Transfer, \$395 Closing Fee**

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

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