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## 19 POINCIANA CIRCLE

Braden Castle  
1 Office Dr Braden Castle, Bradenton, Florida 34208  
**Price: \$54,000**

PRICE REDUCED!!!!MOTIVATED SELLERS...MUST SEE!!!! Adorable 1 bedroom 1 bath turnkey home located in beautiful Historic Braden Castle on the Manatee River. Lot rent is \$328.00 per month with availability of a boat dock and dry dock space for approximately \$450.00 a year! YES, you read correctly. Open concept living room with updated kitchen, bathroom with walk in shower and new sub floors and flooring throughout. Central air and ceiling fans for added comfort. Home features a 12x18 enclosed lanai with top of the line sliding windows that could serve as a second bedroom. The home has its own stack washer/dryer. The lanai door opens into the back yard and just a quick walk to the river. This home is a dream come true and won't last long ....call today and schedule an appointment for a showing with Becky Jones (941)720-3169

### PROPERTY FEATURES

Available from:	16-05-2021	Porches:	1	Dishwasher:	No
Sign location:	Window	Porch 1 Size:	12x16	Disposal:	No
Title location:	Owner	Porch 1 Raised :	Yes	Washer:	Yes
Owner financing:	No	Porch 1 Screened:	Yes	Dryer:	Yes
Park Monthly Fee:	\$378	Porch 1 Enclosed:	Yes	Washer & Dryer Loc.:	House
Monthly Fee Includes:	Water ,Trash ,Sewer ,Mowing	Roof:	Metal	Hook-up Loc.:	House
Share available:	No	Siding:	Aluminum-Metal	Electric:	Circuit Breaker
Sublease:	No	Skirting:	Brick	Electric Meter Loc.:	Back of house
Gulf access:	Yes	Sheds:	1	Electric Service Loc.:	Hallway
Dock:	Yes	Shed 1 Size:	6x8	Heating:	Central
Year built:	1980	Pool:	No	Cooling:	Central
Make:	HILL	Pool Heated:	No	Thermostat Loc.:	Hall
House length (ft):	40	Pets allowed:	No	Water:	Municipal
House width (ft):	12	Pet section:	No	Water Heater:	Electric
Add-on:	Yes	Furnished:	Partially	Termite Contract:	No
Carport:	2 car	Fridge Type:	Frost Free	Pest Control Contract:	No
Serials:	1	Stove:	Electric		
Serial #1:	0261446P	Microwave:	Yes		

Miscellaneous Items: Pots, Drapes, Towels, Linens, Glassware, Utensils, Dishes, Pans, Blinds

### INVENTORY LIST

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