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**LOT 196**  
Pescara Lake  
570 57th Ave W., Bradenton, Florida 34207  
**Price: \$47,500**

MUST SEE...GREAT CURB APPEAL... MOVE IN Ready all you need is your clothes. Home features a beautiful upgraded kitchen with lots of storage and counter space, new vapor barrier in July, 2021, new air in 2019, beautiful 12x22 screen room on lanai, new flooring throughout, new shower in master bath, ceiling fans in both master bedroom and lanai, newer windows throughout home as well as lanai which also has beautiful insulated shades and lovely French doors leading out too carport. Home is close too shopping, airports, amazing restaurants and the white Sandy beaches of the beautiful gulf shores. Call Becky Jones 941-720-3169 for an appointment you won't be disappointed.

**PROPERTY FEATURES**

|  |                             |                         |            |                        |                         |
|--|-----------------------------|-------------------------|------------|------------------------|-------------------------|
| Available from:  | 17-11-2021                  | Porch 1 Screened:       | Yes        | Microwave:             | Yes                     |
| Sign location:   | Planter                     | Porch 1 Enclosed:       | Yes        | Dishwasher:            | Yes                     |
| Title location:  | Owner                       | Porch 2 Size:           | 12x16      | Disposal:              | No                      |
| Owner financing:   | No                          | Porch 2 raised:         | No         | Washer:                | Yes                     |
| Park Monthly Fee:  | \$576                       | Porch 2 Screened:       | Yes        | Dryer:                 | Yes                     |
| Monthly Fee Includes:  | Water ,Mowing ,Trash ,Sewer | Porch 2 Vinyl sliders:  | No         | Washer & Dryer Loc.:   | House                   |
| Share available:   | No                          | Porch 2 Enclosed:       | Yes        | Hook-up Loc.:          | House                   |
| Sublease:  | No                          | Roof:                   | Roof-over  | Electric:              | Circuit Breaker         |
| Waterfront:  | No                          | Siding:                 | Vinyl      | Electric Meter Loc.:   | Back of house           |
| Gulf access:   | No                          | Skirting:               | Vinyl      | Electric Service Loc.: | Master bedroom          |
| Dock:  | No                          | Sheds:                  | 1          | Heating:               | Central                 |
| Year built:  | 1972                        | Shed 1 Size:            | 8x10       | Cooling:               | Central                 |
| Make:  | BROA                        | Pool:                   | Yes        | Thermostat Loc.:       | Hallway                 |
| House length (ft):   | 60                          | Pool Heated:            | Yes        | Water:                 | Municipal               |
| Add-on:  | No                          | Pets allowed:           | Yes        | Water Turn-On Loc.:    | Front oh house by lanai |
| Carport:   | 2 car                       | Pet section:            | No         | Water Heater:          | Electric                |
| Serials:   | 1                           | Pet Weight Limit (lbs): | 30         | Water Heater Loc.:     | House                   |
| Serial #1:   | 161102ZS4256                | Furnished:              | Yes        | Termite Contract:      | No                      |
| Porches:   | 2                           | Fridge Type:            | Frost Free | Pest Control Contract: | Yes                     |
| Porch 1 Size:  | 10x16                       | Stove:                  | Electric   |                        |                         |
| Porch 1 Raised :   | Yes                         |                         |            |                        |                         |
| Miscellaneous Items: Pots, Blinds, Drapes, Glassware, Utensils, Dishes, Pans |                             |                         |            |                        |                         |

**INVENTORY LIST**

All furniture stays except the two rocking chairs a night stand in spare bedroom and furniture on carport

