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## A-12

Swan Lake Village  
620 57th Ave W., Bradenton, Florida 34207  
**Price: \$119,900**

SPECTACULAR HOME....MOTIVATED SELLERS....THE WEATHER UP NORTH IS FRIGHTFUL AND THE WEATHER DOWN SOUTH IS DELIGHTFUL... THIS LOVELY 2 BEDROOM, 2 BATH HOME LOCATED IN AN ACTIVE 55+ COMMUNITY FEATURES A SPECTACULAR VIEW OF THE LAKE WHILE SITTING IN THE HOME OR ENJOYING A CUP OF COFFEE OR EVEN DINNER OUTSIDE UNDER A COVERED PATIO. This home is turn key and beautifully decorated with everything you need to start enjoying the beautiful Florida weather. The home has an open concept featuring a large living room/dining area with the crowning glory of the beautiful lanai across the back of the home which has 2 large 10 foot sliding glass doors to sit and enjoy the Florida wildlife on the lake. This home is tastefully decorated and creates a homey feeling as soon as you walk in the door. This home has a large shed which houses the washer and dryer with plenty of room too enjoy your hobbies or crafting. The home is close to shopping, restaurants, airports, hospitals and the white sandy beaches of the beautiful gulf shores. This home won't last long call, Becky Jones 941-720-3169 too set up an appointment too view this home.

### PROPERTY FEATURES

Available from:	04-01-2023	Porch 1 Size:	10x24	Dishwasher:	No
Sign location:	Window	Porch 1 Raised :	Yes	Disposal:	No
Title location:	Owner	Porch 1 Screened:	Yes	Washer:	Yes
Owner financing:	No	Porch 1 Vinyl sliders:	No	Dryer:	Yes
Park Monthly Fee:	\$838	Porch 1 Enclosed:	Yes	Washer & Dryer Loc.:	Shed
Monthly Fee Includes:	Water ,Mowing ,Trash ,Sewer	Roof:	Roof-over	Hook-up Loc.:	Shed
Share available:	No	Siding:	Vinyl	Electric:	Circuit Breaker
Sublease:	No	Skirting:	Brick	Electric Meter Loc.:	Back of house
Waterfront:	No	Sheds:	2	Electric Service Loc.:	Main bedroom
Gulf access:	No	Shed 1 Size:	8x8	Heating:	Central
Dock:	No	Shed 2 Size:	8x8	Cooling:	Central
Year built:	1972	Pool:	Yes	Thermostat Loc.:	Hallway
Make:	MERC	Pool Heated:	Yes	Water:	Municipal
House length (ft):	40	Pets allowed:	Yes	Water Turn-On Loc.:	Carport
House width (ft):	24	Pet section:	No	Water Heater:	Electric
Carport:	2 car	Pet Weight Limit (lbs):	25	Water Heater Loc.:	Carport
Serials:	2	Furnished:	Yes	Termite Contract:	Yes
Serial #1:	5723633	Fridge Type:	Frost Free	Pest Control Contract:	Yes
Serial #2:	5723634	Stove:	Electric		
Porches:	1	Microwave:	Yes		
Miscellaneous Items: Pots, Drapes, Towels, Linens, Utensils, Dishes					

### INVENTORY LIST

Turn Key FURNISHED AS SHOWN

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