



Becky Jones
Sales Associate
becky.jones@claudiasmh.com
941-720-3169

J13

Swan Lake Village
620 57th Ave W., Bradenton, Florida 34207
Price: \$134,900

STEP INTO THIS EXTRAORDINARY SLICE OF PARADISE! As you enter this lovely ceramic tiled foyer, you will be impressed by the beauty in this immaculate pristine home. You will discover very charming ceramic tile flooring throughout the residence. In this home there are three bedrooms, two bathrooms, a 12x26 master bedroom with a beautiful en-suite, including a walk in shower. In the bedroom is a large spacious walk-closet. When you enter the kitchen, you will find newer updated stainless-steel appliances. Also, there is an additional (under the sink) hot water heater. There is a lovely dinette nook in the kitchen area for enjoying your morning coffee, tea, or breakfast mimosas. This lovely home features a large living room and dining room. Observe beautiful gardens with lovely seating areas surrounding the property and a wonderful area to entertain guests for morning coffee, a delightful brunch, a lovely intimate dinner and finish the evening with a nice glass of wine. The home has screened 12x18 lanai to relax and read a good book. The air conditioner was replaced as of January, 2023; with a transferable warranty. This home has undergone completed electrical upgrades this year. This home presents itself with the laid-back Florida life style. THIS HOME WILL NOT LAST LONG! Please call Becky Jones at 941-720-3169 to set up an appointment to view this amazing home. Home is close to shopping, restaurants, hospitals, airports and the beautiful sandy beaches of the gulf shores. This home will be a blessing too you as you enjoy this beautiful paradise.

PROPERTY FEATURES

Available from:	11-03-2023	Porches:	1	Microwave:	Yes
Sign location:	Window	Porch 1 Size:	10x20	Dishwasher:	Yes
Title location:	Owner	Porch 1 Raised :	No	Disposal:	Yes
Owner financing:	No	Porch 1 Screened:	Yes	Washer:	Yes
Park Monthly Fee:	\$798	Porch 1 Vinyl sliders:	Yes	Dryer:	Yes
Monthly Fee Includes:	Water ,Mowing ,Trash ,Sewer	Porch 1 Enclosed:	Yes	Washer & Dryer Loc.:	Shed
Share available:	No	Roof:	Metal	Hook-up Loc.:	Shed
Sublease:	No	Siding:	Vinyl	Electric:	Circuit Breaker
Waterfront:	No	Skirting:	Brick	Electric Meter Loc.:	Back of house
Gulf access:	No	Sheds:	1	Electric Service Loc.:	Third bedroom
Dock:	No	Shed 1 Size:	8x10	Heating:	Central
Year built:	1972	Pool:	Yes	Cooling:	Central
Make:	OKRD	Pool Heated:	Yes	Thermostat Loc.:	Hallway
House length (ft):	56	Pets allowed:	Yes	Water Turn-On Loc.:	Back of house
House width (ft):	24	Pet section:	No	Water Heater:	Electric
Add-on:	Yes	Pet Weight Limit (lbs):	25	Water Heater Loc.:	Carport
Carport:	2 car	Furnished:	Yes	Termite Contract:	No
Serials:	1	Fridge Type:	Icemaker,Frost Free	Pest Control Contract:	No
Serial #1:	5441810	Stove:	Electric		
Miscellaneous Items: Pots, Blinds, Drapes, Towels, Linens, Glassware, Utensils, Dishes, Pans					

INVENTORY LIST

Home is turn key A/C -January 2023 Upgraded all electric March 23

INFORMATION HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED

