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## LOT J12

Swan Lake Village  
620 57th Ave W., Bradenton, Florida 34207  
**Price: \$72,900**

PRICE REDUCED...MOTIVATED SELLE...MUST SEE....Lovely 2bedroom 1.5 bath located in beautiful Swan Lake, a 55+ community. This home has an open concept with an updated kitchen featuring an island and beautiful granite counter tops. Home has newer windows, drywall and a roof over. Both bedrooms are nice size with large closets. Home has a lovely lanai at the front of the house and a great screened room on the carport. Home is close to shopping, restaurants, hospitals, airports and the white sandy beaches of the beautiful Gulf shores. This home won't last long. Call Becky Jones (941)720-3169 to set up an appointment.

### PROPERTY FEATURES

Available from:	10-05-2023	Porch 1 Raised :	Yes	Stove:	Electric
Sign location:	Window	Porch 1 Screened:	Yes	Microwave:	Yes
Title location:	Owner	Porch 1 Vinyl sliders:	Yes	Dishwasher:	No
Owner financing:	No	Porch 1 Enclosed:	Yes	Disposal:	No
Park Monthly Fee:	\$798	Porch 2 Size:	10x16	Washer:	Yes
Monthly Fee Includes:	Water ,Mowing ,Trash ,Sewer	Porch 2 raised:	No	Dryer:	Yes
Share available:	No	Porch 2 Screened:	Yes	Washer & Dryer Loc.:	Shed
Sublease:	No	Porch 2 Vinyl sliders:	No	Hook-up Loc.:	Shed
Waterfront:	No	Porch 2 Enclosed:	No	Electric:	Circuit Breaker
Gulf access:	No	Roof:	Roof-over	Electric Meter Loc.:	Back of house
Dock:	No	Siding:	Aluminum-Metal	Electric Service Loc.:	Spare bedroom
Year built:	1972	Sheds:	1	Heating:	Central
Make:	ROYA	Shed 1 Size:	8x8	Cooling:	Central
House length (ft):	36	Pool:	Yes	Thermostat Loc.:	Hallway
House width (ft):	24	Pool Heated:	Yes	Water:	Municipal
Carport:	2 car	Pets allowed:	Yes	Water Turn-On Loc.:	Side of house
Serials:	2	Pet section:	No	Water Heater:	Electric
Serial #1:	5270A	Pet Weight Limit (lbs):	30	Water Heater Loc.:	Carport
Serial #2:	5270B	Furnished:	Partially	Termite Contract:	No
Porches:	2	Fridge Type:	Icemaker,Frost Free	Pest Control Contract:	No
Porch 1 Size:	10x12				
Miscellaneous Items:	Blinds, Drapes				

### INVENTORY LIST

Partial furnished

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