

# **33 Laverne Drive**

## **Bradenton Beach, Florida 34217**

The Pines Trailer Park is a 55 + community of 88 units plus on-site park management. Amenities include shuffleboard courts, clubhouse, 20 slot marina, and laundry. Walking distance to Gulf of Mexico, Sarasota Bay fishing pier, Cortes Beach, Coquina Beach, historic Bridge Street, restaurants, bars and free Island trolley

- 1965 Flam Mobile Home 35 ' x 12 " with attached finished Lanai, 27' ' x 11 '
- Approximately 700 square feet air conditioned / heated finished space with central HVAC
- 2015 Anderson thermo-pane replacement windows throughout.
- Remodeled bathroom 2010
- 2017 new roof-over and insulation
- 2017 100% new HVAC ductwork
- One bedroom, one bathroom, kitchen, dining area living room, den/computer room.
- 2014 / 2015 vinyl siding & fanfold insulation
- Hardwood floors
- Monthly rent ( \$ 505.00 ) includes water, sewer, trash
- Priced as turn-key at \$ ~~169,000.00~~ \$ 157,500.00
- Sale subject to Park Management/Owner approval.
- Sorry, no pets! Parking in adjacent private parking lot.

### **Lighthouse Mobile Home Sales**

**Patricia Sanchez ( 941 ) 536-7088**

**Owners - Bill & Rose ( 517 ) 712-9523**