

# \$69,500 - 6609 California Street, BRADENTON

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MLS® #A4626663

**\$69,500**

2 Bedroom, 1.00 Bathroom, 460 sqft

Residential on 0.06 Acres

TRAILER ESTATES, BRADENTON, FL

THIS IS BEING SOLD BY THE SELLER AS A TEARDOWN. Marina Community on Sarasota Bay! \$3,000 to have this unit removed on this land-owned lot. This is your opportunity to own a NEW HOME in Trailer Estates Park and Recreation District. You OWN THE LAND and home in Trailer Estates so there is NO LOT RENT. Trailer Estates is a marina community located on Sarasota Bay with a beach, boat slips and boat launch. As a park and recreation district, the park offers a pool, hot tub, community center, exercise room, shuffleboard, pickle ball, bocce ball, kayaking, games, bingo, dances, showtimes, and endless events such as art classes. TE has its own post office. Sadly, this property was damaged by the hurricane. The seller is pricing low enough to allow the new owner to remove the existing home and place a new home on the property. With a shopping center and restaurants adjacent to the community, fun is just a golf cart ride away. Trailer Estates is an age-restricted 55+ community. Deed restrictions and Rules and Regulations for owners apply. Buyer to verify features such as air conditioning and appliances in the unit.



Built in 1962

## Essential Information

MLS® # A4626663

Price \$69,500

|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 460         |
| Acres          | 0.06        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Mobile Home |
| Status         | Sold        |
| Property Taxes | 1,043.00    |
| Minimum Lease  | No Minimum  |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 6609 California Street         |
| Area        | Bradenton/Fifty Seventh Avenue |
| Subdivision | TRAILER ESTATES                |
| City        | BRADENTON                      |
| County      | Manatee                        |
| State       | FL                             |
| Zip Code    | 34207                          |

### Amenities

|            |                                                                                                                                      |
|------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities  | Cable TV, Clubhouse, Fitness Center, Laundry, Park, Pickleball Court(s), Shuffleboard Court, Spa/Hot Tub, Storage, Wheelchair Access |
| Parking    | Driveway, Off Street                                                                                                                 |
| Waterfront | Bay/Harbor Front, Gulf/Ocean Front, Waterfront                                                                                       |

### Interior

|                   |                    |
|-------------------|--------------------|
| Interior Features | Built-in Features  |
| Appliances        | Range              |
| Heating           | Central            |
| Cooling           | Mini-Split Unit(s) |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Awning(s), Storage |
| Lot Description   | Level              |
| Roof              | Metal              |
| Foundation        | Crawlspace         |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Bayshore Elementary       |
| Middle     | Electa Arcotte Lee Magnet |
| High       | Bayshore High             |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2024 |
| Days on Market | 344                |
| Zoning         | RSMH6              |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | AZURE TIDE REALTY |
|----------------|-------------------|

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