

# \$107,000 - 252 Outer Dr E, Venice

MLS® #A4432295

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## \$107,000

2 Bedroom, 2.00 Bathroom, 760 sqft  
Residential on 0 Acres

Colonial Manor, Venice, FL

REDUCED!! Not a worry to be had in this 55+ resident owned Community with maintenance free living. Affordable HOA fees of \$135 per month includes community pool, lawn maintenance, clubhouse, activities, water & sewer. This 2 bedroom, 1.5 bath home has been well cared for and ready to move in. Enjoy the sunrise from your Florida room that is large & bright, it has a wall A/C unit and ceramic tile flooring. A/C unit is only 10 years old and the windows are thermopayne. The electric panel and plumbing have been replaced. Colonial Manor Park is only 2.5 miles to Venice Beach and even closer to downtown Venice! You can't get any closer to all that Venice has to offer at this price of just \$107,000. Ready to occupy, needs nothing but a new owner!



Built in 1968

## Essential Information

MLS® #	A4432295
Price	\$107,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	760
Acres	0.08
Year Built	1968

Type	Residential
Sub-Type	Manufactured/Mobile Home
Status	Sold
Price Per Sqft	\$141

### Community Information

Address	252 Outer Dr E
Area	Venice
Subdivision	Colonial Manor
City	Venice
County	Sarasota County
State	FL
Zip Code	34285
Community Features	Clubhouse, Pool, Shuffleboard Court, Vehicle Restrictions, No Truck/RV/Motorcycle Parking, Golf Carts OK, Deed Restrictions, Buyer Approval Required, Deed Restricted, Shuffleboard
Pet Restrictions YN	Y
Pets Allowed YN	N
Minimum Lease	1 Month

### Amenities

Utilities	BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected
Features	Clubhouse, Pool, Shuffleboard Court, Vehicle Restrictions, No Truck/RV/Motorcycle Parking, Golf Carts OK, Deed Restrictions, Buyer Approval Required, Deed Restricted, Shuffleboard
Parking Spaces	1
Parking	Off Street
# of Garages	1
Garages	1 Car Carport

### Interior

Interior	Ceramic Tile, Laminate
Interior Features	Ceiling Fans(s), Living Room/Dining Room Combo, Thermostat, Window Treatments
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air, Humidity Control
Stories	In M/H Community, One, One Story

Interior Layout	Living Room/Dining Room Combo
Master Bed Size	14x10

### **Exterior**

Exterior	Metal Frame, Siding
Exterior Features	Storage
Lot Description	Up to 10,889 Sq. Ft.
Windows	Thermal Windows, Window Treatments
Roof	Metal
Foundation	Crawlspace

### **Room Dimensions**

Dining Room	13x9
Living Room	13x10
Kitchen	10x9
Master Bedroom	14x10

### **School Information**

Elementary	Garden Elementary
Middle	Venice Area Middle, Venice
High	Venice Senior High, Venice

### **Additional Information**

Days on Market	141
Zoning	RMH
Normal Sale	Yes

### **Costs**

HOA Fee	\$135
HOA Payment Schedule	Monthly
Taxes	\$1,070
Tax Year	2018

### **Listing Details**

Listing Agent	Michael Putnam
Listing Office	Realty Partners Llc

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