



Don Lewis
 Cell: 941-920-3919
DonLewis@remax.net
 Outstanding Agents! Outstanding Results!

A4592219 1107 & 1109 45TH ST W, BRADENTON, FL 34209



County: Manatee
Status: Pending
Backups Requested: No
List Price: \$459,000
LP/SqFt: \$314.38
Year Built: 1950
Special Sale: None
ADOM: 28
CDOM: 28

Ownership: Fee Simple
Annual Expenses:
Annual Net Inc: 0.00
Total Units: 2
Building Name/#:
Total Num Bldg: 1
Property Style: Duplex
SqFt Source: Public Records
Heated Area: 1,460 SqFt / 136 SqM
Total Area: 1,532 SqFt / 142 SqM
SqFt Gross: 1,532
New Construction: No
Lot Features: In County, Landscaped, Near Golf Course, Sidewalks, Street Paved
Flood Zone Code: X

Proj Comp Date:

Very Cute DUPLEX property with detached 2-car garage in a quiet single-family neighborhood, across the street from the Bradenton Country Club. Great for rental income or rent one unit and live in the other unit, and use to park RV, large boat, etc. lots of possibilities; each unit is a 1BR/1BA with kitchen, living room, each has den/office and inside washer & dryer. Both have been remodeled, new roof 2014, impact windows 2018 (except for rear windows), Hardi Board Siding, Trex front porch, new gutters & downspouts, no HOA or deed restrictions; close to schools, shopping, hospital, doctor offices, Downtown and Beaches. Flood zone X. A Must See!

Beds Total: 2 **Baths Total:** 2

Units	# Beds	# Baths	# of Units	# Occupied	Expected Rent	Sq Ft Heated	Garage Spcs	Garage Att.
Type: 1 Bed/1 Bath	1	1	2	0	\$1,600	730		
Desc: 1BR/1BA 1BR/1BA with Den/Office								

Land, Site, and Tax Information

Legal Desc: LOT 63 WESTWEGO PARK PI#36466.0005/9
Lot Dimensions: 52x141
Lot Size Acres: 0.17
Lot Size: 7,331 SqFt / 681 SqM

SE/TP/RG: 33-34S-17E
Tax ID: [3646600059](#)
Taxes: \$2,850.29
Homestead: No
Flood Zone Code: X
Alt Key/Folio #:
Subdivison Name: WESTWEGO PARK
Additional Parcel: No
Floor #:
Water Frontage: No
Water Access: No
Water View: No

CDD: No
Zoning: RSF4.5
Zoning Comp:
Tax Year: 2022
Development:
Flood Zone Date: 08/10/2021

Section #: 33
Front Exposure:
Lot #: 63
Plat Book/Page: 2-104
Flood Zone Panel: 12081C0301F

of Parcels:
Building Elevator:
Subdiv/Condo:
Additional Tax IDs:
Tot Acreage: 0 to less than 1/4
Waterfront Ft: 0
Water Name:
Water Extras: No

Annual CDD Fee:

Interior Information

A/C: Central Air
Fireplace: No
Heat/Fuel: Central, Electric

Furnishings: Unfurnished
Flooring Covering: Ceramic Tile
Heated Area Source: Public Records
Total Area: 1,532 SqFt / 142 SqM
Heated Area: 1,460 SqFt / 136 SqM

Accessibility Features:
Water: Public
Interior Feat: Ceiling Fans(s), Window Treatments
Appliances Incl: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Water Connected
Individually Metered: Cable, Electric

Security Feat:
Additional Rooms: Den/Library/Office
Sewer: Public Sewer

Exterior Information

Pool: None
Garage: Yes
Carpport: No
Garage/Parking Features: Boat Parking, Driveway, Golf Cart Parking, Guest Parking, RV Parking
Ext Features: Fenced, Rain Gutters, Sidewalk
Foundation: Slab
of Water Meters: 1
Road Responsibility: Public Maintained Road

Gar Spcs: 2
Attached: No
Carpport Spcs:
Roof: Membrane, Shingle
Road Surface Type: Asphalt
of Electric Meters: 2

Green Features

Community Information

Master Assn/Name: No
Housing for Older Per: No
Pet Size:
Elementary School: [Miller Elementary](#)

FCHR Website:

Master Assn Fee:
Affidavit YN:
of Pets:
Middle School: [W.D. Sugg Middle](#)

Master Assn Ph:
Expire Renewal Date:
Pets Y/N: Yes
High School: [Manatee High](#)

Realtor Information

List Agent: [Don Lewis](#)
List Agent E-mail: DonLewis@remax.net

List Agent ID: 266501498
List Agent Fax: 941-746-1108

List Agent Direct: 941-920-3919
List Agent Cell: 941-920-3919
List Office Phone: 941-758-7777
List Office Fax: 941-746-1108
Call Center #: 800-746-9464
LP/SqFt: \$314.38

List Office: [RE/MAX ALLIANCE GROUP](#)
List Office ID: 266509058
On Market Date: 12/12/2023
Previous Price: \$479,000
Possession: Close of Escrow
Owner: TONRA LLC
Expiration Date: 03/11/2024
Contract: 01/09/2024

Original Price: \$479,000
Price Change: 01/02/2024

Owner Phone:
Representation: Seller Represented
Days to Cont: 29

Exp Clsg Date: 02/22/2024

Contract Status:
 Inspections

Sell Office: [KW SUNCOAST](#)

Selling Agent: [Johnny Hopper, PA](#)
Listing Type: Exclusive Right To Sell
Listing Service Type: Full Service
Spec List Type: Exclusive Right To Sell
Single Agent: 3.0%

Bonus:
Non-Rep: 3.0%

Bonus Exp Date:
Trans Broker: 3.0%

Dual Variable Compensation YN: No
Realtor Info: As-Is, Sign, Survey Available
Showing Instructions: Appointment Only, Contact Call Center, Lock Box Electronic, Use ShowingTime Button
Showing Considerations: Lockbox
Driving Directions: Manatee Ave W, south on 45th St W to property (1107 & 1109).
Realtor Remarks: Previously rented to family; potential rent rate \$1,600 per month for each unit.

Seller's Preferred Closing Agent

Closing Agent Name:
Email:
Address: , Florida
Closing Company Name:

Phone:
Fax:

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. [Digital Millenium Copyright Act Take Down Notice](#)

Accessibility Issues?

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.