



**Don Lewis**  
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 Outstanding Agents! Outstanding Results!

**A4632462 1307 58TH ST W, #1307, BRADENTON, FL 34209**



**County:** Manatee  
**Status:** Sold  
**Subdiv:** MEADOWCROFT PRCL G  
**Subdiv/Condo:**  
**Beds:** 2  
**Baths:** 2/0  
**Pool:** Community  
**Property Style:** Condominium  
**Total Acreage:** Non-Applicable  
**Minimum Lease Period:** 1 Month  
**Garage:** No **Attch:** **Spcs:**  
**Garage/Parking Features:**  
**Assigned Spcs:**  
**LP/SqFt:** \$135.02  
**New Construction:** No  
**Total Annual Assoc Fees:** \$6,216.00  
**Average Monthly Fees:** \$518.00  
**Flood Zone Code:**X

**Backups Requested:** No  
**On Market Date:** 12/16/2024  
**List Price:** \$165,000  
**Year Built:** 1977  
**Special Sale:** None  
**ADOM:** 4  
**CDOM:** 4  
**Pets:** Number Limit, Size Limit, Yes  
**Max Times per Yr:** 3  
**Carpport:** Yes **Spcs:** 1

**Heated Area:**1,222 SqFt / 114 SqM  
**Total Area:** 1,222 SqFt / 114 SqM

**Sold Date:** 01/07/2025  
**Sold Price:**\$150,000  
**SP / SqFt:**\$122.75

FIXER UPPER and ready for your total transformation. Spacious 2bd/2ba with large glassed-in lanai. AC is 2017. Newer stack Washer/Dryer. Maintenance-free living at its finest in the highly desirable, very well-managed 55+ senior community of Meadowcroft. Located in the heart of West Bradenton, Meadowcroft is within minutes of shopping, restaurants, grocery, local and national parks, hospitals, and our beautiful Gulf beaches. Meadowcroft is pet-friendly, too. Enjoy the heated pool, tennis and shuffleboard courts, clubhouse, and a variety of social activities throughout the year. Meadowcroft is a laidback, peaceful community with lots of greenspace. Maintenance fee includes all but electric and phone. Whether you're fulltime or parttime, you will love coming home to Meadowcroft.

**Land, Site, and Tax Information**

**Legal Desc:** UNIT 1307 & CARPORT NO 6 PARCEL G MEADOWCROFT CONDO PI#39374.1565/5  
**SE/TP/RG:** 32-34S-17E  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** [3937415655](#)  
**Taxes:** \$489  
**Homestead:** No  
**Alt Key/Folio #:** 3937415655

**Ownership:** Condominium  
**SW Subd Condo#:**  
**Flood Zone:** X  
**Floors in Unit/Home:** One  
**Book/Page:** 862-173  
**Total # of Floors:** 1  
**Land Lease Y/N:** No  
**Lot Dimensions:**

**Zoning:** PDP  
**Future Land Use:**  
**No Drive Beach:**  
**Zoning Comp:**  
**Tax Year:** 2023  
**AG Exemption YN:**

**Block/Parcel:**  
**Front Exposure:** West  
**Lot #:** 1307  
**Other Exemptions:**

**CDD:** No **Annual CDD Fee:**  
**Complex/Comm Name:**  
**SW Subd Name:** Meadowcroft  
**Flood Zone Date:**  
**Floor #:** 1  
**Census Block:**  
**Bldg Name/#:** 7

**Flood Zone Panel:**  
**Planned Unit Dev:**  
**Census Tract:**

**Land Lease Fee:**  
**Lot Size Acres:** 0.00  
**Lot Size:** SqFt / SqM

**Interior Information**

**A/C:** Central Air  
**Heat/Fuel:** Central  
**Utilities:** Public  
**Sewer:** Public Sewer  
**Water:** Public  
**Furnishings:** Unfurnished  
**Fireplace:** No  
**Heated Area Source:** Public Records

**Appliances Incl:** Dishwasher, Dryer, Microwave, Range, Washer  
**Flooring Covering:** Concrete, Tile  
**Interior Feat:** Cathedral Ceiling(s), Ceiling Fans(s), Primary Bedroom Main Floor, Split Bedroom

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	26x13	Tile	No Closet	
Kitchen	First	13x8	Tile	No Closet	
Primary Bedroom	First	13x13	Concrete	Built-in Closet	
Bedroom 2	First	13x11	Concrete	Built-in Closet	
Balcony/Porch/Lanai	First		Tile		

**Exterior Information**

**Ext Construction:** Block  
**Roof:** Tile  
**Property Description:**  
**Ext Features:** Other  
**Pool:** Community  
**Pool Features:**  
**Patio And Porch Features:** Covered, Enclosed, Rear Porch  
**Foundation:** Slab  
**Garage/Parking Features:**  
**Road Surface Type:** Paved

**Garage Dim:**  
**Architectural Style:**Spanish/Mediterranean

**Pool Dimensions:**  
**Spa:**

**Green Features****Disaster Mitigation:**  
**Solar Panel Ownership:****Green Water Features:****Community Information****Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, No Truck/RV/Motorcycle Parking, Pool**Fee Includes:** Cable TV, Community Pool, Escrow Reserves Fund, Insurance, Internet, Maintenance Exterior, Maintenance Grounds, Manager, Pest Control, Pool Maintenance, Recreational Facilities, Sewer, Trash, Water**HOA / Comm Assn:** Yes**HOA Pmt Sched:****Assn/Manager Name:** Paula Sypher**Assn/Manager Phone:** 941-792-9151**Master Assn/Name:** No**Condo Fee:** \$518 / Monthly**Pet Size:** Small (16-35 Lbs.)**Max Pet Wt:** 25**Association Approval Required:** Yes**Lease Restrictions:** Yes**Approval Process:** \$150 application fee.**Additional Lease Restrictions:** Maximum of 10% of community can be leased.**HOA Fee:****Mo Maint\$(add HOA):****Assn/Manager Email:** psypher@meadowcroftnorth.com**Assn/Manager URL:** www.meadowcroftnorth.com**Master Assn Fee:****Master Assn Ph:****Other Fee:****Housing for Older Per:** Yes**# of Pets:** 1**Pet Restrictions:** One pet 25 pounds or less.**Years of Ownership Prior to Leasing Required:** No**Number of Ownership Years Prior to Lease:** 0**Realtor Information****List Agent:** [Melanie Johnson](#)**List Agent E-mail:** [melaniebythebeach@gmail.com](mailto:melaniebythebeach@gmail.com)**List Agent ID:** 266506247**List Agent Fax:****List Agent Direct:** 941-704-7394**List Agent Cell:** 941-704-7394**Call Center #:****List Office ID:** 281515992**List Office Phone:** 941-782-0000**LP/SqFt:** \$135.02**List Office:** [FINE PROPERTIES](#)**Original Price:** \$165,000**On Market Date:** 12/16/2024**Seller Representation:** Transaction Broker**Occupant Type:** Vacant**Owner:** SANDSTRUM**Financing Avail:** Cash, Conventional**Contract Status:** No Contingency**Contract:** 12/20/2024**Selling Agent:** [Don Lewis](#)**Sold Date:** 01/07/2025**SP/SqFt:** \$123**Terms:** Cash**Sold Remarks:****Realtor Info:** As-Is, No Sign, See Attachments**Confidential Info:****Disclosures:** Condominium Disclosure Available, HOA/PUD/Condo Disclosure, Lead Paint**Showing Instructions:** Combination Lockbox, See Remarks, Use ShowingTime Button**Showing Considerations:****Driving Directions:** 59th St W in Bradenton to east on 15th Ave W, north on 58th St W, unit on right (east) side of street, unit 1307.**Realtor Remarks:** Vacant and easy to show. Sold AS IS. Please use attachments in MLS. (I will be adding the attachments later on Monday 12-16-24.) All measurements are estimates.**List Office Fax:** 941-753-9294**Listing Service Type:** Full Service**Owner Phone:****Listing Type:** Exclusive Right To Sell**Days to Cont:** 4**Exp Clsg Date:** 01/15/2025**Sell Office:** [RE/MAX ALLIANCE GROUP](#)**Sold Price:** \$150,000**Days to Closed:** 22**Seller Credit:** \$0**SP/LP Ratio:** 91**Seller's Preferred Closing Agent****Closing Agent Name:****Email:****Address:** , Florida**Closing Company Name:****Phone:****Fax:**

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