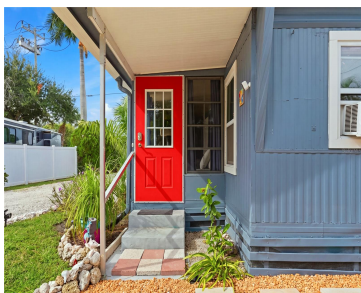


12507 CORTEZ ROAD CORTEZ FL 34215

https://candiscarmichael.com



\$134,900



Virtually Staged. PRICE IMPROVEMENT!! Now is your chance to own a slice of paradise!! Bradenton Beach is just across the bridge from this 55+ gated co-op community on Sarasota Bay in historic Cortez. This one-bedroom, one-bath home in Cortez Park includes access to a private community boat dock, clubhouse, shuffleboard and the on-site Tide Tables [...]

- 1 bed
- 1 bath
- Residential
- Modular Home
- Active
- 606 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRA4707251



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Unit Number: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 1 bath

Area, sq ft: 606 sq ft

Year built: 1969

SubdivisionName: CORTEZ PARK CO-OP

ListAOR: mfrmls

Bathrooms Full: 1

Category: Modular Home

Bedrooms: 1 bed

Half baths: 0 half baths

Lot size, sq ft: 1904 sq ft

UnitNumber: 2

ListOfficeName: EXP REALTY LLC

Location Details

Township: 35

Road Surface Type: Gravel

Road Responsibility: Private Maintained Road

Property Features

Interior Features: Thermostat

Appliances: Cooktop, Dryer, Electric Water Heater, Ice Maker, Refrigerator, Washer

Flooring: Carpet, Luxury Vinyl

Laundry Features: Electric Dryer Hookup, Laundry Closet, Outside, Washer Hookup

Patio And Porch Features: Enclosed

Pets Allowed: Breed Restrictions, Number Limit

Exterior Features: Lighting, Outdoor Grill, Outdoor Shower, Storage

Roof: Roof Over

Architectural Style: Elevated

Utilities: BB/HS Internet Available, Propane, Public, Sewer Connected, Water Connected

Water Source: Public

Sewer: Public Sewer

Cooling: Wall/Window Unit(s)

Heating: Electric, Ductless

Furnished: Partially

Lot Features: FloodZone, Historic District, Near Marina, Private



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: CORTEZ PARK CO-OP

Levels: One

Foundation Details: Block

Listing Terms: Cash

Parcel Number: 7683300209

Direction Faces: West

Construction Materials: Metal Siding

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 460

Association Fee Includes: Escrow
Reserves Fund, Fidelity Bond, Insurance,
Maintenance Grounds, Private Road,
Recreational Facilities, Sewer, Trash, Water

Community Features: Buyer Approval Required,
Clubhouse, Gated Community - No Guard, Golf
Carts OK, Restaurant, Special Community
Restrictions

Fees&Taxes

Tax Year: 2025

Tax Legal Description: UNIT 2 CORTEZ PARK, A RESIDENTIAL
COOP PI#76833.0020/9

Tax Annual Amount: \$796

Tax Lot: 2

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	11x11	First	11	11
Great Room	11.3x10.6	First	10.6	11.3
Primary Bedroom	8.1x11.25	First	11.25	8.1
Balcony/Porch/Lanai	5.1x21.5	First	21.5	5.1

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Buyer Approval Required, Clubhouse, Gated Community - No Guard, Golf Carts OK, Restaurant, Special Community Restrictions

Utilities: BB/HS Internet Available, Propane, Public, Sewer Connected, Water Connected

Amenities: Cooktop, Dryer, Electric Water Heater, Ice Maker, Refrigerator, Washer

GarageYN: No

FireplaceYN: No

Cooling: Wall/Window Unit(s)

ExteriorFeatures: Lighting, Outdoor Grill, Outdoor Shower, Storage

Features: Thermostat

Building Details

ArchitecturalStyle: Elevated

Heating: Electric, Ductless

Roof: Roof Over

NewConstructionYN: No

Exterior material: Metal Siding

Miscellaneous



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Ownership: Co-op

Other Equipment: Fuel Tank(s)

Showing Requirements: Coming Soon - Allowing Showings,
Combination Lock Box, Gate Code Required, ShowingTime

Occupant Type: Owner

Other Structures: Other,
Shed(s), Storage



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