

Neighborhood Spotlight

Village Green of Bradenton

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Village Green of Bradenton is an established West Bradenton community which offers whatever lifestyle you seek, located within the City limits of Bradenton. Village Green provides convenient access south of Manatee Avenue at Village Green Parkway and also has several entrances east off of 75th Street West between Manatee Avenue and Cortez Road.

The neighborhood has 55+ villa type condos and all-age single family homes on tree lined streets and open green spaces.

Single family homes are self-maintained and the floor plans range from two to three bedrooms, two bathrooms, and two car garages, some have private swimming pools. It is a deed restricted community. There are no mandatory HOA fees. The fee is low and optional but most people participate as they like living in a well maintained community. You will find a variety of styles, some with shingle roofs and others with barrel tile roofs. A total of 575 units comprise the single family homes.

Many people like to down size before they retire and enjoy living in the villa type condos which is a 55+ community and is maintenance free. There are 426 condos. You will find 12 different sections each having their own associations, rules, regulations and fees. Come enjoy the lifestyle this community offers with lots of activities and each section has their own swimming pool.

You will find two bedroom units with two baths, one car carports, others with one or two garages. You may bring your small dog or cat to some of these sections. This outstanding community has NO CDD fees and is not located in a Flood Zone. There are approximately 2000 residents that make Village Green of Bradenton their home.

The stability of this community is evidenced by the fact that most residents do not move or sell until they are forced to move by health or family responsibilities to do so; thus there are rarely more than a few properties available for purchase at any time.

Prices for single family homes over the past year have ranged from \$192,000 to \$299,000. Condo sale prices over the past year have ranged from \$140,000 to \$220,000.

Travel to the intercostal Waterway and Anna Maria Island is less than 5 miles away; and all the desired amenities and services that enhance the Florida lifestyle. Stores, restaurants, churches, medical facilities, banks and accredited hospitals are within two or three miles when you make this community your home. You will be within minutes of GT Bray Park, Robinson Preserve (great for kayaking), walking trails, DeSoto monument and the YMCA.

