

FOR SALE \$49,900: 34607 Swaying Palm Drive, Zephyrhills, FL 33541



For Sale: \$49,900

Address: 34607 Swaying Palm Drive, Zephyrhills, FL 33541

55+ Community: Crystal Lake

Monthly Lot Rent: \$617.00

Size of Home: Doublewide + XL Florida Room

Year of Home: 1989 *(same owners since new)*

3 Beds | 2 Baths | Shed With Laundry | Border Lot | Double Drive | Furnished | 2018 AC | Immediate Move In

Listing Agent: Donna Reed

Phone: 678-333-4590 or 863-272-7200

CONTACT US TODAY!

Donna Reed: 678-333-4590

Local Agent

Call or Text

Email: Donna@MobileHomeDonna.com

Website: www.MobileHomeDonna.com

Home Overview:

ONE OWNER HOME! FIRST TIME ON THE MARKET!

You will soon be enjoying the Sunshine State lifestyle and the warm winter weather as the new owner of this very appealing ONE OWNER 1989 Champion Meadow Creek. Priced right at \$49,900, and measuring 26x44, plus the huge 11x30 Florida room, this home will provide an approximate total of 1530 square feet of interior living space, with THREE bedrooms and two bathrooms. It is in good condition, immediately available, and will be sold fully furnished, so you will have practically everything already in place on moving day! Your new home is located on a large perimeter lot with wide open space across the street, and also conveniently close to the park entrance, clubhouse, pool, and amenities in Crystal Lake of Zephyrhills, a premier, resort-like 55+ adult community in the heart of Central Florida. The monthly lot rent of \$617 includes lawn mowing and use of park amenities. This special home has been well cared for by its original owners since new and has always been a smoke free and pet free home! Call today and let us help you make it yours!

Community Overview:

Crystal Lake of Zephyrhills is a tremendously well maintained, resort like, pet friendly (two pets per home are permitted, 30# limit each) 55+ adult gated community, conveniently located in the heart of Central Florida. Some of the amenities within the park include large clubhouse, fitness center, game room, library, pool, hot tub, shuffleboard, horseshoes, picnic area, and RV storage area. Residents enjoy a long list of scheduled activities; you will always have something planned! Sometimes, you just might want to drop a line in the water and wait for the next big catch! Within minutes of Crystal Lake: shopping centers, unique restaurants, medical facilities (Pasco Regional Hospital and Florida Hospital Zephyrhills), churches, theatres, bowling centers, museums, festivals, antique shops, too much to list! From Zephyrhills, you will have easy access to the Tampa and Orlando metro areas, and everything they have to offer: world class beaches, international airports, cruise terminals, major league sports teams, Hard Rock Casino, and more. Move to Crystal Lake and begin to enjoy the lifestyle you have earned!



Mobile Home Spot ♦ 122 E. Main Street #232 ♦ Lakeland, FL 33801

Phone: 863-272-7200 ♦ Toll Free 1-844-888-SPOT (7768) ♦ Fax: 863-868-1508

Email: Info@MobileHomeSpot.com ♦ Visit Our Website: www.MobileHomeSpot.com

Home Features:

INTERIOR LAYOUT: Conveniently arranged and bright pass-through kitchen, 8×9 dining room, 12×17 living room, 12×12 master bedroom with walk-in closet, 12×12 guest bedroom with two standard closets, 8×13 guest bedroom with standard closet, 11×30 Florida room with vinyl windows and door to shed/laundry room

BATHROOMS: Master has walk-in shower, single vanity, and medicine cabinet; guest bathroom has combination tub/shower, single vanity, medicine cabinet, and tall linen cabinet

INTERIOR: Central A/C (2018), six lighted ceiling fans, breakfast bar with overhead lighting and pantry cabinet in kitchen, door between dining room and Florida room, window treatments throughout

FLOORING: Vinyl in kitchen; carpet in dining room, living room, Florida room, each bedroom, and each bathroom

EXTERIOR: White vinyl siding, asphalt shingle roof, double wide driveway and carport, 11×14 attached storage shed, large perimeter lot with semi-private back yard, wide open space across street, lot location close to community entrance, amenities, and mail boxes

Items Included:

NOTICE: Home Is Being Sold Fully Furnished As Pictured!

KITCHEN: Magic Chef refrigerator, range, and dishwasher, Frigidaire microwave, pots and pans, dishware, silverware, utensils

DINING ROOM: Table, four chairs, chandelier

LIVING ROOM: Sofa, three recliners, chair, two end tables, two table lamps, TV and stand, lighted ceiling fan

FLORIDA ROOM: Rocker, table, two chairs, patio chairs, work bench, lighted ceiling fan

MASTER BEDROOM: Full size bed, chair, dresser, chest of drawers, night stand, two table lamps, storage cabinet, lighted ceiling fan

GUEST BEDROOM 1: Full size bed, rocker, dresser, two chests of drawers, two night stands, table lamp, bookcase, lighted ceiling fan

GUEST BEDROOM 2: Two desks, three chairs, end table, two table lamps, bookcase, lighted ceiling fan

STORAGE SHED/LAUNDRY ROOM: Whirlpool washer and dryer, laundry sink, shelving, lighted ceiling fan

Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000
Black's Insurance: 813-752-5225
Dutch Insurance: 863-557-5465
Giella Insurance Agency: 813-782-2915

Important Phone Numbers:

WREC (power): 813-972-9233
Pasco Utilities (water & sewer): 352-521-4285
Waste Connections (trash pickup): 1-844-708-7274
Spectrum (cable & internet): 1-855-222-0102

***Land Lease Mobile Home Closing Costs:

6 percent Florida Sales Tax, \$50.00 County Tax, \$375 Title and Registration Transfer, \$395 Closing Fee

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

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