

FOR SALE \$58,800: 36144 Dockside Place, Dade City, FL 33525



For Sale: \$58,800

Address: 36144 Dockside Place, Dade City, FL 33525

55+ Community: Fisherman's Cove

Monthly Lot Rent: \$540.00

Size of Home: Doublewide + Plus Two Screen Rooms

Year of Home: 2005

2 Beds | 2 Baths | XL Storage Shed | Border Lot | 2019 Roof |
2020 AC | Mostly Furnished | Near Amenities

Listing Agent: Shawna Kemp

Phone: 863-450-7519 or 863-272-7200

CONTACT US TODAY!

Shawna Kemp: 863-450-7519 (call or text)

Email: Shawna@MobileHomeShawna.com

Home Overview:

You'll soon be living the good life as the new owner of this uniquely appointed 2005 Nobility. Priced right at \$58,800, and measuring 26x44, plus TWO screen rooms, this comfortably spacious home will provide an approximate total of 1480 square feet of enjoyable living space, with two bedrooms and two bathrooms. It is in good condition, immediately available, and will be sold mostly furnished, so you will have a generous head start on moving day. Your new home is located in Fisherman's Cove of Dade City, a beautiful lakeside 55+ adult park in the heart of Central Florida. The low lot rent of \$540 includes trash pickup and use of all of the park amenities. The annual pass-on tax is \$184. Call today so we can help you make it yours! **SPECIAL NOTE:** Both the central A/C (10/2020) and the asphalt shingle roof (12/2019) have been recently replaced! Also, please excuse the clutter in the photos; the seller is busy preparing to move out. You can move in immediately upon park approval and payment!

Community Overview:

Fisherman's Cove of Dade City is a pet friendly (two pets per home, 25# limit), 55+ adult retirement community located on picturesque Lake Pasadena. Amenities for all residents include access to dock and fishing pier overlooking lake, lake view pool, banquet and activities room, recreation room, open air reading room, shuffleboard, billiards, darts, cards, bingo, and so much more! Nearby Fisherman's Cove, you will find shopping centers, restaurants, churches, medical facilities, festivals, antique shops, golf courses, etc. Within a short drive: world class beaches, renowned attractions, international airports, cruise terminals, major league sports teams, awe inspiring state parks, museums-unbelievable! Living at Fisherman's Cove is like being on vacation every day!



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: Wide open and bright kitchen, 9×10 dining room, airy and roomy 12×19 living room, 12×16 master bedroom, 10×12 guest bedroom, laundry room at main home entry, two screen rooms: 12×14 and 8×21

BATHROOMS: Master has walk-in shower, extra wide single vanity, and linen closet; guest bath has combination tub/shower and single vanity

INTERIOR: Newer (10/2020) Central A/C, three lighted ceiling fans, breakfast bar for two in kitchen, tile backsplash in kitchen and each bathroom, plantation shutters in dining room and living room, walk in closets in each bedroom, upper cabinets and closet in laundry room, window treatments throughout

FLOORING: Laminate in kitchen, dining room, living room, and guest bedroom; carpet in master bedroom; vinyl in each bathroom

EXTERIOR: Vinyl siding with white trim, newer (2019) asphalt shingle roof, carport, 12×18 attached storage shed, semi-private sloped back yard

Items Included:

KITCHEN: Whirlpool refrigerator, dishwasher, and microwave, GE electric range, two chairs at breakfast bar

DINING ROOM: Chandelier

LIVING ROOM: Sofa, chaise lounge, chair, ottoman, coffee table, end table, lighted ceiling fan

LAUNDRY ROOM: GE washer and dryer

MASTER BEDROOM: Two night stands, chair

GUEST BEDROOM: Queen bed, dresser, night stand, tanning bed

FRONT SCREEN ROOM: Round glass top table

SIDE SCREEN ROOM: Planters station, rolling cart

STORAGE SHED: Window A/C unit

Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

Giella Insurance Agency: 813-782-2915

Dutch Insurance: 863-557-5465

Barfield Insurance: 863-293-5400

Important Phone Numbers:

TECO (power): 1-888-223-0800

Spectrum (cable & internet) 1-855-222-0102

Water: Dade City Public Utilities: 352-523-5053 or 352-523-5065

Trash: Included With Lot Rent

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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