

FOR SALE \$32,000: 37400 Chancey Road Lot 168, Zephyrhills, FL 33541



For Sale: \$32,000

Address: 37400 Chancey Road Lot 168, Zephyrhills, FL 33541

Community: Landing Resort

Monthly Lot Rent: \$450.00

Size of Home: Park Model + Addition

Year of Home: 1991

2 Beds | 1.5 Baths | Mostly Furnished | Double Drive | Inside
Laundry | Near All Amenities | Immediate Move In

Listing Agent: Lisa Cooper and Shawna Kemp

Phone: 863-777-0272 or 863-450-7519

CONTACT US TODAY!

Lisa Cooper: 863-777-0272 (call or text)

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

Email: Lisa@MobileHomeLisa.com

Email: Shawna@MobileHomeShawna.com

Home Overview:

XL EXPANDED PARK MODEL WITH DOUBLE WIDE DRIVEWAY! Here it is! You deserve to soon be living the good life as the new owner of this well appointed and comfortably spacious 1991 Park Model. Priced right at \$32,000, this home will provide an approximate total of 920 square feet of interior living space, including the additions of the living room/Florida room, laundry room/half bath, and bonus room/guest bedroom. It is in good condition, immediately available, and will be sold mostly furnished, so moving day will be quick and easy. Outside, the double wide concrete driveway (rare feature) provides room for two vehicles. Your new home is located close to the community entrance, clubhouse, and pool in Landing RV Resort of Zephyrhills, a very well maintained and friendly 55+ adult community in the heart of Central Florida. The low monthly lot rent of \$450 includes water, sewer, trash removal, and use of park amenities. You're going to love living here, so call today and let us help you make it yours!

Community Overview:

Landing Resort of Zephyrhills provides its residents a fun, active, and enjoyable Central Florida lifestyle. Amenities include a recently remodeled clubhouse, heated pool, shuffleboard, secure mail center, pool tables, laundry room, picnic tables, and more! The 55+ adult, pet friendly (two pets per home are permitted, 40# limit for dogs) park offers many social activities: dinners, dancing, bingo, euchre, pool, jam sessions, musical events, aqua aerobics, church services, fishing at the catch and release pond, and so much more. Landing Resort is conveniently located within minutes of many golf courses, restaurants, shopping centers, flea markets, antique shops, houses of worship, medical facilities; you get the idea. Within a short drive: world class beaches, renowned attractions (Sky Dive City, Busch Gardens, Seminole Hard Rock Hotel & Casino, etc.), international airports, cruise terminals, major league sports teams, awe inspiring state parks, museums; it is all right here! Consider joining the satisfied residents of Landing RV Resort, where every day is fabulous!



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: Efficiently arranged pass-through (blue) kitchen, 11×13 dining room, 11×23 living room/Florida room with glass windows, 9×11 original bedroom, 9×10 guest bedroom, 5×8 laundry room/half bath, 4×12 front screen room

BATHROOM: Full bath has combination tub/shower, single vanity, medicine cabinet, and wall cabinet; half bath has single vanity and medicine cabinet

BEDROOM: Original bedroom has standard size mirrored closet, linen closet with lower drawers and wall cabinets

INTERIOR: Central A/C (including into Addition), three lighted ceiling fans, pantry cabinet in kitchen, built-in hutch in dining room, standard closet in hall, window treatments throughout

FLOORING: Laminate in kitchen, dining room, and original bedroom and bathroom; carpet in living room/Florida room, guest bedroom and laundry room/half bath

EXTERIOR: Gray vinyl siding with blue trim, asphalt shingle roof over main unit and rubber roof over addition, off street parking on double wide concrete driveway, 7×10 unattached storage shed, lot location close to community entrance, clubhouse, pool, and mail boxes

Items Included:

KITCHEN: Samsung refrigerator, GE gas range, built-in microwave

DINING ROOM: High top table, six chairs, chandelier, lighted ceiling fan

LIVING ROOM/FLORIDA ROOM: TV, storage cabinets

ORIGINAL BEDROOM: Queen bed frame, dresser, TV, lighted ceiling fan

GUEST BEDROOM: Full size bed, two night stands, lighted ceiling fan

LAUNDRY ROOM/HALF BATH: Samsung front load washer and dryer

***Land Lease Mobile Home Closing Costs:

6 percent Florida Sales Tax, \$50.00 County Tax, \$275 Title and Registration Transfer, \$395 Closing Fee

Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

Dutch Insurance: 863-557-5465

Barfield Insurance: 863-293-5400

Important Phone Numbers:

Electric is Billed By Park: Monthly Service + Usage

Frontier (Internet): 1-800-921-8101

Water, Sewer, Trash, Mowing: Included With Lot Rent

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

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