

**FOR SALE \$37,500: 37400 Chancey Road Lot 40, Zephyrhills, FL 33541**



**For Sale:** \$37,500

**Address:** 37400 Chancey Road Lot 40, Zephyrhills, FL 33541

**Community:** Landing Resort

**Monthly Lot Rent:** \$450.00

**Size of Home:** Park Model + Addition

**Year of Home:** 1989

**2 Beds | 1 Bath | Furnished | XL Water View Corner Lot |  
Washer Inside Unit | Picture Perfect | Near All Amenities**

**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](mailto:Lisa@MobileHomeLisa.com)**

**Email: [Shawna@MobileHomeShawna.com](mailto:Shawna@MobileHomeShawna.com)**

## Home Overview:

**NOT JUST ANOTHER PARK MODEL!! LOOK AND SEE!!** You will know you are looking at your new home as soon as you see this One-of-a-Kind, smartly expanded 1989 Park Model. Priced right at \$37,500, this special home will provide an approximate total of 690 square feet of interior living space, including the additions of the current dining room, guest bedroom, and laundry/storage room. This remarkable home is already handicap accessible, with a chair ramp up into the main entry door. It is in excellent condition and will be sold fully furnished, so moving day will be quick, easy, and stress free. Your new home is located on a corner lot with a partial water view, 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. This could be the one you've been waiting for, so call today and 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](mailto:Info@MobileHomeSpot.com) ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)

## Home Features:

**INTERIOR LAYOUT:** Efficiently arranged combination pass-through kitchen, 8x11 dining room, 10x11 living room, 9x9 original bedroom, 8x11 guest bedroom, 8x9 laundry/storage room

**BATHROOM:** Combination tub/shower and single vanity

**BEDROOM:** Standard closet, built in drawers, and tall linen cabinet

**INTERIOR:** Central A/C, two lighted ceiling fans, breakfast bar and pantry cabinet in kitchen, built-in cabinets and counter top in laundry/storage room, window treatments throughout

**FLOORING:** Vinyl in kitchen and bathroom, laminate in dining room and guest bedroom, carpet in living room and original bedroom

**EXTERIOR:** Yellow vinyl siding with white trim, rubber roof-over, 7x7 unattached storage shed, off-street parking, corner lot location close to community entrance, clubhouse, pool, and mail boxes, partial water view

## Items Included:

**KITCHEN:** GE refrigerator and microwave, Magic Chef gas range, cart

**DINING AREA:** Table, four chairs, two lamps

**LIVING ROOM:** Loveseat, recliner, floor lamp, TV, electric fireplace, corner shelf, lighted ceiling fan

**ORIGINAL BEDROOM:** Queen bed, chest of drawers, night stand, lighted ceiling fan

**GUEST BEDROOM:** Full size bed, night stand, lamp table

**LAUNDRY/STORAGE ROOM:** Estate by Whirlpool washer, window A/C unit

### \*\*\*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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