FOR SALE $37,900: 37956 Poncan Circle, Zephyrhills, FL 33541

For Sale: $37,900
Address: 37956 Poncan Circle, Zephyrhills, FL 33541
55+ Community: Florida Villas
Monthly Lot Rent: $407.00

Size of Home: Doublewide + Screen Room
Year of Home: 1977
2 Beds | 2 Baths | Shed With Washer | Long Driveway | Central AC | Fully Furnished | Shopping and Restaurants Close By

Listing Agents: Traci Johns and Kimberly Orr
Phone: 404-729-5261 or 813-210-6577

CONTACT US TODAY!

Traci Johns: 404-729-5261 *(call or text)* *Email:* **Traci@MobileHomeTraci.com**
Kimberly Orr: 813-210-6577 *(call or text)* *Email:* **Kim@MobileHomeKim.com**

Home Overview:

You'll know you're looking at your new home as soon as you see this very pretty 1977 Double Wide Twin. Priced right at $37,900, and measuring 23×43, plus the 9×20 screen room, this home will provide approximately 1160 total square feet of enjoyable living space, with two bedrooms and two bathrooms. It is in good condition and will be sold fully furnished, so practically everything you'll need is already in its place! Outside, the long carport is big enough to provide room for a large covered patio. Your next home is located on an XL lot conveniently close to the community entrance and clubhouse in Florida Villas of Zephyrhills, a very friendly 55+ community in the heart of Central Florida. The low monthly lot rent of $407 includes water, sewer, trash removal, and lawn mowing. This could be the one you've been waiting for! Call today and let us help you make it yours! **COMMUNITY NOTES:** Florida Villas is an age 55+ pet friendly (two pets per household permitted, 30# limit each) community. All resident applicants must pass a criminal background check and have a 650 minimum credit score.

Community Overview:

Florida Villas of Zephyrhills is a conveniently located, super affordable, and pet friendly (two small pets per home are permitted) 55+ community. Residents enjoy a clubhouse with social activities and games, as well as outdoor shuffleboard. Within a few minutes of Florida Villas, you'll find the best of Zephyrhills and Dade City: shopping centers, restaurants, places of worship, medical facilities, museums, festivals, and skydiving. You can enjoy all of the charm of the local area every day! A short drive will bring you to the metro areas of Tampa-St. Pete and Orlando, including international airports, cruise terminals, Interstate highways, major league sports teams, world renowned beaches- Central Florida has it all! You can live in the place of your choice without paying outrageous lot rent! Consider joining the satisfied residents of Florida Villas, where friends are neighbors, and neighbors are friends!

Home Features:

INTERIOR LAYOUT: Efficiently arranged galley kitchen, 7×7 dining room, 14×19 living room, 11×14 master bedroom, 11×13 guest bedroom, 9×20 screen room

INTERIOR: Central A/C (2016), pantry closet in kitchen, built in storage in dining room, walk-in closet in each bedroom, hall closet, window treatments throughout

BATHROOMS: Master has walk in shower, single vanity, and medicine cabinet; guest bath has combination tub/shower, XL double vanity, two medicine cabinets, and tall linen cabinet

FLOORING: Vinyl in kitchen, dining room, living room, each bedroom, and each bathroom; ceramic tile in screen room

EXTERIOR: White metal siding with lime green trim, asphalt shingle roof (2014), extra long carport allows for covered patio area, 9×9 attached storage shed with washer, XL back yard, lot location close to community entrance and clubhouse

Items Included:

KITCHEN: Admiral refrigerator, Hot Point range, GE microwave, white storage cabinet, rolling island, pots and pans, dishware, silverware, utensils

DINING ROOM: Table, four chairs, chandelier

LIVING ROOM: Sofa, recliner, rocker, end table, desk and chair, TV stand

MASTER BEDROOM: Queen bed, two chests of drawers, night stand, bookcase

GUEST BEDROOM: Full size bed, two night stands, desk and chair, bookcase

SCREEN ROOM: Table and chairs, TV stand, bakers rack

STORAGE SHED/LAUNDRY ROOM: GE washer, shelving

Home Insurance:
Reliable Insurance Inc: 386-888-1399
Dutch Insurance: 863-557-5465
Barfield Insurance: 863-293-5400

Important Phone Numbers:
Duke Energy (power): 1-800-700-8744
Water, Sewer, Trash, Mowing: Included In The Lot Rent
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

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