

# FOR SALE \$51,900: 38519 Drake Court, Dade City, FL 33525



**For Sale:** \$51,900

**Address:** 38519 Drake Court, Dade City, FL 33525

**Community:** Blue Jay Mobile Home & RV Community

**Monthly Lot Rent:** \$559.35

**Size of Home:** Singlewide Plus Two FL Rooms

**Year of Home:** 1984

2 Beds | 2 Baths | Split Plan | Inside Laundry | Storage Shed |

Paver Patio | Furnished + Golf Cart | Picture Perfect

**Listing Agent:** Shawna Kemp and Lisa Cooper

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

## CONTACT US TODAY!

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

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

**Email: Shawna@MobileHomeShawna.com**

**Email: Lisa@MobileHomeLisa.com**

### Home Overview:

**STUNNING SHOWPLACE WITH TWO BEDS, TWO BATHS, TWO FLORIDA ROOMS, TWO SHEDS, AND A GOLF CART!**

You will soon have your personal piece of paradise as the new proud owner of this smartly expanded and uniquely appointed 1984 Claremont. Priced right at \$51,900, and measuring 14x60, plus the additions of the two Florida rooms, this home will provide an approximate total of 1210 square feet of interior living space, with two bedrooms and two bathrooms. It is in excellent condition, immediately available, and will be sold fully furnished, so your transition to the good life will be quick and easy. Outside, you will enjoy soaking in the sunshine on the open back yard paver patio. Your new home is located on a quiet, no-outlet street in Blue Jay Mobile Home and RV Park of Dade City, a very friendly and welcoming 55+ adult community. The low lot rent of \$559.35 includes water, sewer, trash removal, and use of all of the park amenities. An annual county tax of \$95 is due each January. This special home is ready and waiting for you; call today so we can help make it yours!

### Community Overview:

Blue Jay Mobile Home and RV Park of Dade City is a vibrant and active, pet friendly (Two pets per household are permitted; large dogs allowed, breed restrictions apply) 55+ community, conveniently located close to the metro areas of Tampa-St. Pete and Orlando. Amenities include renovated clubhouse with billiards, heated pool, shuffleboard, bocce ball, and library. You will stay busy with a long list of activities like aqua aerobics, bingo, cards, musical events, crafting, potluck dinners, holiday celebrations, you name it! A short drive from Blue Jay: shopping centers, restaurants, houses of worship, medical facilities, golf courses, museums, festivals, flea markets, antique shops, and skydiving. Also within a short drive: International airports, cruise terminals, Interstate highways, major league sports teams, world renowned attractions, endless white sand beaches, and more. Join the happy residents of Blue Jay; you will love it here!



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:** Conveniently arranged eat-in kitchen with 6×6 dining area, 13×13 living room, 10×11 master (back) bedroom, 9×11 guest bedroom, 11×20 Florida room/dining room with glass windows and access to storage shed/laundry room, 9×17 Florida room with double doors for golf cart

**KITCHEN:** High top breakfast bar with overhead lighting, center island with surface cook top, pantry cabinet, and pantry closet

**BEDROOMS:** Master has two standard closets, linen closet, and built-in drawers; guest bedroom has standard closet, built-in drawers, and private door to bathroom

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

**INTERIOR:** Central A/C (2015), four lighted ceiling fans, hall closet, window treatments throughout

**FLOORING:** Laminate in kitchen and each bathroom; carpet in living room, laundry room, each Florida room, and each bedroom

**EXTERIOR:** Ivory metal siding with brown trim, rubber roof-over (2018), long carport, widened paver driveway to accommodate golf cart (golf cart included!), beautiful 12×17 back yard paver patio with propane fire pit, 7×7 attached storage shed with laundry, 8×10 unattached storage shed, lot location on quiet no-outlet street

## Items Included:

**KITCHEN:** GE refrigerator, Brown wall oven, Maytag dishwasher, surface range on island, pots and pans, dishware, silverware, utensils, two stools

**DINING AREA:** Table, two chairs, chandelier

**LIVING ROOM:** Sofa sleeper, three recliners, end table, TV and stand, lighted ceiling fan

**FLORIDA ROOM/DINING ROOM:** Table, four chairs, sofa, end table, table lamp, wall mounted TV, lighted ceiling fan

**FRONT FLORIDA ROOM:** Faux Classic Chevrolet golf cart, chair, end table, table lamp, lighted ceiling fan

**MASTER BEDROOM:** Queen bed, two night stands, table lamp

**GUEST BEDROOM:** Queen bed, night stand, table lamp, desk and chair, lighted ceiling fan

**STORAGE SHED/LAUNDRY ROOM:** Frigidaire front load washer and dryer, shelving

**UNATTACHED STORAGE SHED:** Work bench, shelving

**CARPORT:** Two patio chairs, small stand

**OPEN PATIO:** Table, four chairs, propane fire pit

### Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

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, Sewer, Trash: Included With Lot Rent

### Land Lease Mobile Home Closing Costs:

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

### **DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE**

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