

FOR SALE \$175,000: 38544 Tee Time Road, Dade City, FL 33525



For Sale: \$175,000

Address: 38544 Tee Time Road, Dade City, FL 33525

Community: The Highlands At Scotland Yards

Monthly Lot Rent: \$1,260.83

Size of Home: Doublewide + 2 Bonus Rooms

Year of Home: 2004

3 Beds (split plan) | 2 Baths | 2 Car Garage | Fantastic Location
On the Golf Course | Picture Perfect, Well Maintained

Listing Agent: Donna Reed

Phone: 678-333-4590 or 863-272-7200

CONTACT US TODAY!

Donna Reed: 678-333-4590 (call or text)

Local Resident @ The Highlands at Scotland Yards

Email: Donna@MobileHomeDonna.com

Website: www.MobileHomeDonna.com

Home Overview:

You'll soon be living the carefree retirement lifestyle in blissful comfort as the new owner of this super spacious and exceptionally well maintained 2004 Palm Harbor. Priced right at \$175,000, and measuring 30x48, plus the 8x13 Florida room and the 9x26 screen room, this home offers an approximate total of 1770 square feet of enjoyable living space, with THREE bedrooms and two bathrooms. It is in excellent condition, and will be sold partially furnished (appliances and master bedroom furniture will be included), so you will have a head start with making this your personal showplace, with your own familiar furnishings and style. Outside, the open back patio overlooking the golf course will be the ideal place for fresh air and soaking in the sun. The attached two car garage offers secure parking for two and room for your extra things. Your new home is located on a large perimeter lot beside the golf course in The Highlands at Scotland Yards of Dade City, a premier, resort-like 55+ adult golf course community in the heart of Central Florida. The monthly lot rent of \$1260.83 includes trash removal, lawn mowing, and use of park amenities. This beautiful home is the one you deserve to call your very own! Call today and let us help you make it yours!

Community Overview:

The Highlands at Scotland Yards of Dade City is an extraordinary golf course resort community that offers its residents an unparalleled quality of life. Some of the abundance of amenities at The Highlands include an elegant 13,000 square foot clubhouse, two pools, whirlpool, sauna, community center, covered community patio, fitness center overlooking the pool, tennis courts, shuffleboard, bocce ball, pickle ball, horseshoes, library/business center, billiards room, game room, cards room, arts & crafts room with kiln, walking trails, RV and boat storage; everything you could imagine! Residents always have a full schedule with a seemingly endless list of activities: planned outings, water aerobics, chair yoga, ping pong, Koffee Klatch, dinners, luncheons, cookouts, holiday celebrations, musical events, movie nights, dances, bingo, poker, bridge, dominoes, Mahjongg, bunco, Quilters Club, ceramics, bible study, you name it! The Highlands is conveniently located within minutes of many restaurants, flea markets, antique shops, shopping centers, golf courses, houses of worship, medical facilities, etc. Within a short drive: world class white sand beaches, renowned attractions, international airports, cruise terminals, major league sports teams, awe inspiring state parks, museums; it is all right here! Consider joining the active community of The Highlands at Scotland Yards, where friendly people stay busy celebrating life every day! Visit for information about the highly acclaimed golf course within the community.



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: Comfortable and unique layout with open and bright kitchen, adjacent 9×10 dining room and 14×18 living room, 8×13 Florida room with vinyl windows, inside laundry room at garage door entry, split bedroom plan: 12×14 master bedroom with walk-in closet, two guest bedrooms: 10×11 with standard closet, and 10×10 with walk-in closet

KITCHEN: High top breakfast bar, center island with storage, and tile back splash

BATHROOMS: Master has walk-in shower, extra wide double vanity, medicine cabinet, tall linen cabinet, and separate water closet; guest bath has combination tub/shower, single vanity, and medicine cabinet

INTERIOR: Newer central A/C, five ceiling fans, upper cabinets in laundry room, hall closet, finished walls and crown molding throughout, window treatments throughout

FLOORING: Ceramic tile in kitchen, dining room, laundry room, and each bathroom; laminate in living room and each bedroom

EXTERIOR: Light yellow vinyl siding with white trim, asphalt shingle roof, 19×19 attached garage, double wide driveway, 8×16 open back patio, perimeter lot with wide open space and pretty golf course view, nicely landscaped

Items Included:

KITCHEN: Whirlpool refrigerator and dishwasher, GE range and microwave

DINING ROOM: Chandelier

MASTER BEDROOM: California king bed, dresser with mirror, chest of drawers, two night stands

LAUNDRY ROOM: Whirlpool washer, Amana dryer

OTHER: Lighted ceiling fan in living room and each bedroom; standard ceiling fan in screen room

Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

Black's Insurance: 813-752-5225

Dutch Insurance: 863-557-5465

Important Phone Numbers:

DUKE (power): 1-800-700-8744

City of Zephyrhills (water): 813-780-0015

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

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

Great care and consideration has been taken in the accumulation of listing information. All information herein is considered true, accurate, complete, and current. Mobile Home Spot, Inc., assumes no responsibility for errors, inaccuracies, or omissions. No warranties, expressed or implied, are provided for the data, its use, or interpretation. The user of this service assumes full responsibility for obtaining and verifying lot rent, fees, pass-on costs, rules, regulations, pet policies, closing costs, etc., associated with any community, park, or home represented here. Mobile Home Spot, Inc. highly recommends the performance of an inspection of any home represented here, most preferably by a professional home and termite inspector. User's due diligence is required. Utilization of this search service indicates understanding and acceptance of these statements by the user.



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