FOR SALE $111,700: 6067 Spring Lake Circle, Zephyrhills, FL 33540

For Sale: $111,700
Address: 6067 Spring Lake Circle, Zephyrhills, FL 33540
Community: Forest Lake Estates (Site 177)
Monthly Lot Rent: $764.08

Size of Home: Doublewide + Water View FL Room
Year of Home: 1990
2 Beds | 2 Baths | Inside Laundry | Furnished | Newer Roof and AC | 2022 Totally Updated Inside | Pretty Water View

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:

Spectacular Water Views ~ Total Interior Remodel in 2022!!

You'll soon be living in the lap of luxury as the new owner of this thoroughly updated and exceptionally well maintained 1990 Fleetline with a spectacular water view. Priced right at $111,700, and measuring 26×42, plus the incredible 10×14 Florida room, this home will provide an approximate total of 1230 square feet of interior living space, with two bedrooms and two bathrooms. It is in better than new condition and will be sold fully furnished, so your transition to the Florida lifestyle will be stress free and easy. Outside, you will enjoy fresh air and visiting with friends on your covered patio overlooking the lake. Your new home is located in Forest Lake Estates of Zephyrhills, a resort-like 55+ community in the heart of Central Florida. The monthly lot rent of $764.08 includes trash removal and lawn mowing. The current owners intended for this to be their forever home, but their plans have changed. Now YOU can enjoy this freshly updated lakeside dream home; call today and let us help you make it yours! ***SPECIAL NOTE:*** The interior of the home was remodeled front to back, left to right in 2022! Recent top quality updates include the windows and doors, kitchen cabinets and appliances, furniture, flooring, remodeled bathrooms, water filtration system, and vapor barrier! There's no other home quite like this one! ***WATER VIEWS:*** Stunning lake view from living room recliners, through new kitchen windows, from Florida room, and back yard patio! You have to see it to believe it!

Community Overview:

Forest Lake Estates is a tremendously well managed, pet friendly (two pets per household, limited to 20 pounds each), 55+ adult community in Zephyrhills, in the heart of dynamic Central Florida. Forest Lakes is within minutes of major attractions, world class beaches, international airports, cruise terminals, major league sports teams, world renowned attractions, and more. Even closer, you'll find local favorites, like restaurants, golf courses, shopping centers, flea markets, and antique shops. Among the activities at Forest Lakes: dinners, dancing, weekly bingo, craft fairs, quilting, ice cream socials, corn hole, wood carving, musical events, six organized men's and women's golf leagues, just to name a few. Amenities Forest Lakes offers its residents: wide, lighted streets, 10,000 square foot clubhouse, billiards room, library, heated pool and spa, 16 acre stocked lake with two fishing piers, 18 hole miniature golf, 12 shuffleboard courts, two lighted tennis courts, basketball, and horseshoe pits. Living in this resort style community is like being on vacation every day!

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: Open and modern kitchen, 8×8 dining room, 13×17 living room, 12×16 master bedroom, 10×12 guest bedroom, 10×14 Florida room with glass windows and lake view, inside laundry within master bath

KITCHEN: Granite counter tops, tile back splash, and pantry cabinet

BATHROOMS: Master has walk-in shower and single vanity; guest bath has walk-in shower, single vanity, and linen closet

INTERIOR: Newer central A/C, four newer lighted ceiling fans, walk in closets in each bedroom, double door entrance into master bedroom, finished walls throughout, window treatments throughout

FLOORING: Newer laminate throughout interior; resurfaced concrete in Florida room

EXTERIOR: Ivory vinyl siding with white trim, newer asphalt shingle roof, carport, 7×11 attached storage shed, 10×15 covered back patio, lakeside lot with panoramic water view

Items Included:

KITCHEN: All stainless Samsung: refrigerator, range, dishwasher, and built-in microwave; also: dishware, silverware, utensils

DINING ROOM: Table and four chairs, bench, buffet cabinet, free standing pantry cabinet, chandelier

LIVING ROOM: Sofa, two recliners, chair, three end tables, TV and stand, lighted ceiling fan

HALLWAY: Sofa table

MASTER BEDROOM: Dresser, chest of drawers, two night stands, two table lamps, cabinet in closet, lighted ceiling fan

GUEST BEDROOM: Queen bed, dresser with mirror, night stand, small cabinet, lighted ceiling fan

LAUNDRY ROOM/MASTER BATH: Stacked Samsung washer and dryer

FLORIDA ROOM: Table, six patio chairs, lighted ceiling fan

STORAGE SHED: Work bench, shelving

Home Insurance:
Dutch Insurance: 863-557-5465
ABC Accurate Insurance Mart: 813-991-8000
Barfield Insurance: 863-293-5400

Important Phone Numbers:
WREC (power): 813-972-9233
Sunshine Water Services: 1-866-842-8432
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

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

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