

FOR SALE \$65,000: 81 Misty Meadow Road, Winter Haven, FL 33881



For Sale: \$65,000

Address: 81 Misty Meadow Road, Winter Haven, FL 33881

55+ Community: Colony Club Mobile Estates

Monthly Lot Rent: \$400.00

Size of Home: XL Doublewide + Florida Room

Year of Home: 1980

2 Beds | 2 Baths | 2 Sheds | Inside Laundry | Furnished + Golf Cart | Interior Bonus Room | Newer AC and Kitchen Appliances

Listing Agent: Shawna Kemp

Phone: 863-450-7519 or 863-272-7200

CONTACT US TODAY!

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

Email: Shawna@MobileHomeShawna.com

Home Overview:

You'll soon be living the dream as the new owner of this comfortably spacious and well appointed 1980 Fleetwood Barrington. Priced right at \$65,000, and measuring 24x50, plus the 11x24 Florida room, this home will provide an approximate total of 1460 square feet of interior living space, with two bedrooms and two bathrooms. It is in very good condition, immediately available, and will be sold fully furnished (including the golf cart!), so everything needed for leisure living is already in place! Outside, you will have plenty of room for your extra things in either of the two storage sheds. Your new home is located on a border lot in Colony Club Mobile Home Estates of Winter Haven, a very friendly and super affordable 55+ community in Winter Haven, close to all the best of Central Florida. The low monthly lot rent is only \$400, one of the best rates in the entire area. This one has all it takes to be a happy home for many years; call today and make it yours! **SPECIAL NOTE: Colony Club requires that all residents have a minimum monthly income of \$2,000 and a minimum credit score of 700. Home owners are responsible to pay for electric, water, sewer, trash removal, and lawn mowing. Up to two pets (25 pound limit) per household are permitted.**

Community Overview:

Colony Club Mobile Home Estates is a pet friendly, very well maintained 55+ adult community, conveniently located close to all the best of Central Florida. Amenities include clubhouse, shuffleboard, billiards, and library. You will stay active with a long list of activities, including bingo, cards, coffee and doughnuts, dinners, pot lucks, cookouts, game nights, musical events, and holiday celebrations. Within minutes of Colony Club, residents have everything they need: shopping centers, restaurants, medical facilities, houses of worship, museums, festivals, flea markets, antique shops, Lego Land, too much to list! From Winter Haven, you'll have easy access to the Tampa and Orlando metro areas, and everything they have to offer, like international airports, cruise terminals, major league sports teams, world renowned beaches and attractions, unbelievable! Consider joining the satisfied residents of Colony Club, where every neighbor is a friend!



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: Efficiently arranged pass-through kitchen, 7×8 dining room, 13×17 living room, 11×14 master bedroom, 10×11 guest bedroom, 9×23 veranda, 11×24 Florida room with glass windows

BEDROOMS: Master has walk-in closet and linen closet; guest bedroom has standard closet and built-in storage

BATHROOMS: Master has combination tub/shower, single vanity, and medicine cabinet; guest bath has walk-in shower and single vanity

INTERIOR: Newer Central A/C, two ceiling fans, pantry closet in kitchen, built-in hutch in dining room, window treatments throughout

FLOORING: Vinyl in kitchen and guest bathroom; laminate in dining room, living room, veranda, master bathroom, and each bedroom; carpet in Florida room

EXTERIOR: White metal siding with brown trim, metal roof, carport, 10×11 attached storage shed with laundry, 8×11 unattached storage shed

Items Included:

KITCHEN: Newer Whirlpool refrigerator, dishwasher, and Samsung range; also: GE microwave, portable island, pots and pans, dishware, silverware, utensils

DINING ROOM: Table, four chairs, chandelier

LIVING ROOM: Sofa, three recliners, chair, coffee table, four end tables, three table lamps, TV and stand/electric fireplace, grandfather clock, ceiling fan

VERANDA/BONUS ROOM: Trundle bed, recliner, desk and chair, table, two chairs, two end tables, storage cabinet

FLORIDA ROOM: Loveseat, table, four chairs, two end tables, two table lamps, floor lamp, lighted ceiling fan

MASTER BEDROOM: Queen bed, rocker, dresser with mirror, two chests of drawers, two night stands, two table lamps, TV

GUEST BEDROOM: Two twin beds, two chests of drawers, night stand

ATTACHED STORAGE SHED/LAUNDRY ROOM: Washer, dryer, laundry sink, Club Car golf cart

UNATTACHED 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:

TECO (power): 1-888-223-0800

City of Winter Haven (water, sewer, trash): 863-291-5678

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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