

FOR SALE \$169,250: 9049 Fairway Loop, Dade City, FL 33525



For Sale: \$169,250

Address: 9049 Fairway Loop, Dade City, FL 33525

Community: The Highlands At Scotland Yards

Monthly Lot Rent: \$1292.30

Size of Home: Doublewide (Palm Harbor)

Year of Home: 2008

3 Beds | 2 Baths | 2 Car Garage | Private Back Yard | Newer Roof and AC | Pretty Club Appeal | Elegant Furnishings

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:

SHOWROOM CONDITION ♦♦ ELEGANT FURNISHINGS ♦♦ AMAZING CURB APPEAL

You will know you have made it home as soon as you step inside this picture perfect and exceptionally well maintained 2008 Palm Harbor. Priced right at \$169,250, and measuring 30x48, this comfortably spacious home with its open floor plan will provide approximately 1440 total square feet of interior living space, with THREE bedrooms and two bathrooms. It is in excellent condition and will be sold fully furnished, so you'll be living in the lap of luxury on moving day! Outside, the two car attached garage will provide secure parking for your vehicles, while the covered front porch and back patio will be the ideal places for fresh air and warm breezes. Your new home is located 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 \$1292.30 includes trash removal, lawn mowing, and use of park amenities. You will love living here! Call today and let us help you make it yours! **SPECIAL HIGHLIGHTS: Showroom condition, elegant furnishings, amazing curb appeal, newer (January 2019) roof and (March 2018) A/C, separate irrigation water meter, bonus loft storage in garage, and more!**

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: Open, bright, and modern kitchen, laundry room at garage door entry, 9×10 dining room, 14×18 living room, 12×14 master bedroom with walk-in closet, 10×11 guest bedroom with walk-in closet, 10×12 guest bedroom with standard closet

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

INTERIOR: Comfortable layout with wide open floor plan, newer (2018) central A/C, four lighted ceiling fans, high top breakfast bar and pantry cabinet in kitchen, upper shelf in laundry room, 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: Ivory vinyl siding with white trim, newer (2018) asphalt shingle roof, 19×19 two car attached garage with huge loft storage area, double wide driveway, 6×27 covered front porch with faux rustic concrete resurfacing, covered back patio, semi-private back yard with privacy fence

Items Included:

KITCHEN: Whirlpool refrigerator, GE range, dishwasher, and microwave

LAUNDRY ROOM: Newer Whirlpool washer and dryer

DINING ROOM: Table, four chairs, entry cabinet, chandelier

LIVING ROOM: Sofa, chaise lounge, chair, coffee table, two table lamps, TV stand, lighted ceiling fan

MASTER BEDROOM: Queen bed, recliner, desk and chair, night stand, table lamp, armoire, TV and stand, lighted ceiling fan

GUEST BEDROOM 1: Full size bed, tall chest, night stand, two table lamps, lighted ceiling fan

GUEST BEDROOM 2: Sofa, wicker chair, end table, floor lamp, lighted ceiling fan

FRONT PORCH: Patio furniture

BACK PATIO: Table, two patio chairs

GARAGE: Chest freezer, work bench, shelving

Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

Black's Insurance: 813-752-5225

Barfield Insurance: 863-293-5400

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

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