

FOR SALE \$35,000: 9267 US Highway 98 Lot 25, Dade City, FL 33525



For Sale: \$35,000

Address: 9267 US Highway 98 Lot 25, Dade City, FL 33525

55+ Community: Citrus Hill RV Resort

Monthly Lot Rent: \$481.00

Size of Home: Park Model + XL Addition

Year of Home: 1991

2 Beds | 2 Baths | Laundry In Unit | Furnished | Private Back Yard With Huge Patio | Fast Move In

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

Kim Orr: 813-210-6577 (call or text)

Email: Kim@MobileHomeKim.com

Home Overview:

You will quickly feel right at home as soon as you step inside this smartly expanded and comfortably spacious 1991 Shore Park Model home. Priced right at \$35,000, and measuring 14x39, plus the additions of the Florida room, guest bedroom, and bathroom/laundry room, this home will provide an approximate total of 860 square feet of interior living space, with two bedrooms and two bathrooms. With all the added space and comfortable floor plan, your friends might think you're living in a conventional double-wide home! It is in good condition, immediately available, and will be sold fully furnished, so moving day will be quick and easy. Outside, the huge covered back patio will be the ideal relaxation location. Your new home is ready and waiting for you on a perimeter lot with a semi-private back yard in Citrus Hill RV Resort of Dade City, a very friendly and well managed 55+ community. The low monthly lot rent of \$481 includes water, sewer, trash removal, and lawn mowing. Call today and let us help you make it yours!

Community Overview:

Citrus Hill RV Resort of Dade City is a pet friendly, very well maintained 55+ adult community, conveniently located close to all the best of Central Florida. Amenities include clubhouse, shuffleboard, horseshoes, game room with billiards and darts, and laundry facility. You will stay active with a long list of activities, including bingo, dancing, dinners, pot lucks, exercise classes, cards, and holiday celebrations. Within minutes of Citrus Hill, residents have everything they need: shopping centers, restaurants, medical facilities, houses of worship, museums, festivals, flea markets, antique shops, too much to list! From Dade City, 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 Citrus Hill RV Resort, where living is fun!



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, 6x6 dining area, 10x13 living room, 9x11 original bedroom, 8x9 guest bedroom, 10x17 Florida room with vinyl windows

BATHROOMS: Original bathroom has combination tub/shower, single vanity, tall linen cabinet, and medicine cabinet; guest bathroom has walk-in shower, single vanity, and medicine cabinet

INTERIOR: Central A/C, pantry cabinet in kitchen, upper and lower cabinets in dining area, standard closet and built-in storage in bedroom, window treatments throughout

FLOORING: Laminate in kitchen, dining area, living room, and each bathroom; carpet in Florida room and each bedroom

EXTERIOR: White metal siding, asphalt shingle roof, off-street parking, huge 11x24 covered back patio, perimeter lot with semi-private back yard, pretty palm tree in front yard

Items Included:

KITCHEN: Kenmore refrigerator, Magic Chef gas range, pots and pans, dishware, silverware, utensils

DINING AREA: Table, four chairs, chandelier

LIVING ROOM: Sofa, recliner, two end tables, lighted ceiling fan

FLORIDA ROOM: Loveseat, recliner, end table, lamp table, table lamp, TV and stand

ORIGINAL BEDROOM: Queen bed, chest of drawers

GUEST BEDROOM: Day bed, chest of drawers, lamp table

LAUNDRY ROOM/GUEST BATHROOM: Stacked Frigidaire washer and dryer

Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

Barfield Insurance: 863-293-5400

Dutch Insurance: 863-557-5465

Important Phone Numbers:

Electricity: Billed By Park Office

Water, Sewer, Trash, Mowing: Included With Lot Rent

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.



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