

FOR SALE \$36,500: 9553 Old Lakeland Hwy Lot 39, Dade City, FL 33525



For Sale: \$36,500

Address: 9553 Old Lakeland Hwy Lot 39, Dade City, FL

Community: Sunshine Raceway RV Park

Monthly Lot Rent: \$350.00

Size of Home: Permanent Home + XL Addition

Year of Home: 1996

2 Beds | 1 Updated Bath | Inside Laundry | Filled With Modern Updates | Furnished | Front Porch | Move In Now

Listing Agent: Shawna Kemp and Lisa Cooper

Phone: 863-450-7519 or 863-777-0272

CONTACT US TODAY!

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

Lisa Cooper: 863-777-0272 (call or text)

Email: Shawna@MobileHomeShawna.com

Email: Lisa@MobileHomeLisa.com

Home Overview:

GREAT HOME- GET IT WHILE YOU CAN!!

As soon as you set your eyes on this freshly updated and picture perfect home, you'll know it's the one you have been searching for! Priced right at \$36,500, this 1996 beautiful home with the XL addition now totals approximately 570 square feet of interior living space, with two bedrooms and one bathroom. It is in excellent condition, immediately available, and will be sold mostly furnished, so moving day will be quick and easy! Outside, you can always enjoy fresh air and visiting with friends on the newly constructed raised deck. Your new home is located conveniently close to the clubhouse in Sunshine Raceway Mobile Home Park of Dade City, a super affordable and pet friendly (large dogs welcome, breed restrictions apply) 55+ adult community in the heart of Central Florida. The ultra low monthly lot rent is only \$350, and that includes water, sewer, trash removal, and lawn mowing! This could be the one for you! Call today and let us help you make it yours!

Community Overview:

Sunshine Raceway MHP of Dade city is a super affordable, modestly sized, and very friendly 55+ adult community. How friendly? Sunshine Raceway allows its residents to bring their horses with them! Residents of Sunshine Raceway come to Dade City to escape the cold northern winter weather, and to enjoy the carefree Central Florida lifestyle. Activities at the community include horse races, dinners, luncheons, coffee and doughnuts, bingo, game nights, outdoor games, movie nights, group outings, and more. The park is pet friendly (large dogs welcome, breed restrictions apply) and is located in a country setting, but you will be only a few short minutes from shopping centers, restaurants, churches, and medical centers, everything you need. Also within a short drive: International airports, cruise terminals, Interstate highways, major league sports teams, world renowned attractions, endless white sand beaches, and more. Join the happy residents of Sunshine Raceway; this is where you want to be!



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: Updated and modern pass-through kitchen, 7×7 dining room, 9×17 living room, 7×7 original bedroom, 9×12 guest bedroom with standard closet, inside laundry/storage room

TOTALLY UPDATED BATHROOM: Walk-in shower, single vanity, and medicine cabinet

INTERIOR: Two wall A/C units, serving shelf in dining room for window access from deck, upper cabinets in original bedroom

FLOORING: Laminate in kitchen, dining room, living room, and each bedroom; ceramic tile in bathroom and laundry/storage room

EXTERIOR: Yellow vinyl siding with white trim, metal roof, raised front deck with 7×13 seating area, off street parking, lot location next to clubhouse

Items Included:

KITCHEN: Frigidaire refrigerator, GE range and microwave

DINING ROOM: Table, wall A/C unit

LIVING ROOM: Sofa, rocker, end table, TV

ORIGINAL BEDROOM: Twin bed, night stand, wall A/C unit

GUEST BEDROOM: Queen bed

LAUNDRY/STORAGE ROOM: Stacked Maytag washer and dryer, tall storage cabinet

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

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

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

Land Lease Mobile Home Closing Costs:

6 percent Florida Sales Tax, \$50.00 County Tax, \$275 Title and Registration Transfer, \$395 Closing Fee

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

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