FOR SALE $99,000: 105 Travel Lane, Lake Alfred, FL 33850



For Sale: $99,000
Address: 105 Travel Lane, Lake Alfred, FL 33850
55+ Community: Palm Shores Mobile Village
Monthly Lot Rent: $627.00

Size of Home: Doublewide + FL Room + Boad Dock
Year of Home: 1983
2 Beds | 2 Baths | 2 Sheds, One Has Laundry | Furnished + Golf Cart | YOUR Boat Dock Is Across The Street!

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@MobileHomeSpot.com**

Home Overview:

BEAUTIFUL HOME WITH YOUR OWN BOAT DOCK TOO!!

Here's the one that has everything that you've been wishing for, this smartly expanded and well-appointed 1983 Twin! Priced right at $99,000, and measuring 23×35, plus the 10×21 Florida room addition, this home will provide an approximate total of 1190 square feet of interior living space, with two bedrooms and two bathrooms. It is in very good condition and will be sold fully furnished (Including the Golf Cart), so practically everything needed for leisure living is already in place! Outside, you'll have two storage sheds (one with laundry) for all your extra things, and just across the street, your own covered boat dock with direct access to Lake Haines, so you could soon be fishing and exploring the Chain of Lakes every day! Your new home is located on a HUGE lot with extra space on each side and park boundary fence in back. The border lot is located along a no-outlet street/section that is conveniently close to the community entrance, clubhouse, amenities, mailboxes, and Lake Haines in Palm Shores Mobile Home Village of Lake Alfred, a very friendly and well managed 55+ community in the heart of Central Florida. The monthly lot rent of $627 includes water, sewer, and trash removal, one of the best rates in the area. An annual fire tax is due each April 1 (Currently $208.98). This fantastic home has been well cared for by the same owners for the last 20+ years and has all it takes to be your happy place for many more! Call today and let us help you make it yours!

COMMUNITY NOTES: Palm Shores allows two adults per home, with at least one age 55+. Tenants may have one pet near 60 pounds or two smaller dogs, not to exceed 30 pounds each. All resident applicants must prove minimum monthly income of $2,000 and pass criminal background check.

Community Overview:

Palm Shores Mobile Home Village of Lake Alfred is a pleasantly delightful, pet friendly (one pet near 60 pounds or two smaller dogs, not to exceed 30 pounds each), 55+ senior community that offers its residents a fun, relaxing, and laid back lifestyle. Located on the west side of Lake Haines, residents enjoy fishing, access to other lakes within the Chain of Lakes, and a breathtaking sunrise over the water! Within Palm Shores, residents enjoy a modern recreation hall, several shuffleboard courts and a long list of activities, including pancake breakfasts, dinners, cards, bingo, sing along, bible study, holiday celebrations, and more. Within minutes of Palm Shores, you will have easy access to many shopping centers, restaurants, golf courses, municipal parks, and museums. A short drive will deliver you to world class beaches on either coast, renowned attractions (Disney World, Sea World, Universal Studios, Busch Gardens, Legoland Florida), international airports, cruise terminals, major league sports teams; incredible! Consider joining the happy community of Palm Shores, where friendly people stay busy celebrating life every day!

Home Features:

INTERIOR LAYOUT: Classic pass-through kitchen, 7×7 dining room, 14×19 living room, 10×21 Florida room, 11×14 master bedroom, 11×13 guest bedroom

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

INTERIOR: Central A/C, three ceiling fans, built-in hutch in dining room, walk-in closet in each bedroom, hall closet, window treatments throughout

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

EXTERIOR: Gray vinyl siding with white trim, metal roof, carport, 12×13 attached storage shed with laundry, 9×12 unattached storage shed, your very own boat dock across the street, border lot location lot location on quiet no-outlet street

Items Included:

KITCHEN: Frigidaire refrigerator, Whirlpool range and microwave, Kenmore dishwasher, pots and pans, silverware, dishware, utensils

DINING ROOM: Table, four chairs, chandelier

LIVING ROOM: Sofa, loveseat, chair and ottoman, three end tables, three floor lamps, TV and stand, ceiling fan

FLORIDA ROOM: Table, six patio chairs, patio lounger and loveseat, two end tables, lamp table, TV and stand, wall A/C unit, lighted ceiling fan

MASTER BEDROOM: Queen bed, chair, dresser with mirror, chest of drawers, nightstand, table lamp

GUEST BEDROOM: King bed, dresser, chest of drawers, desk, nightstand, TV, two table lamps, ceiling fan

ATTACHED STORAGE SHED/LAUNDRY ROOM: Roper washer and dryer, work bench, shelving

UNATTACHED STORAGE SHED: Work bench, shelving

Important Phone Numbers:

TECO (power): 863-299-0800
Spectrum (cable & internet) 1-855-222-0102
Water, Sewer, Trash: Included With Lot Rent

Home Insurance:

Barfield Insurance: 863-293-5400
Black's Insurance: 813-752-5225
Kin Insurance: 855-717-0022
Cypress Insurance: 863-326-1885
Reliable Insurance Inc: 386-888-1399
Hometown Insurance: 386-736-1000
George Franklin Insurance: 863-682-4434
Magnuson Insurance: 863-606-5147

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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