

FOR SALE \$110,000: 10842 Prairie Drive, Dade City, FL 33525

**PRICE REDUCED**



**For Sale:** \$110,000

**Address:** 10842 Prairie Drive, Dade City, FL 33525

**55+ Community:** Southfork

**Monthly Lot Rent:** \$581.00

**Size of Home:** Doublewide Plus FL Room

**Year of Home:** 1993

2 Beds | 2 Baths | Inside Laundry | XL Attached Shed | Fantastic Location | 2023 AC, Roof, Most Appliances, and more

**Listing Agent:** Shawna Kemp and Lisa Cooper

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

**CONTACT US TODAY!**

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

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

**Email: Lisa@MobileHomeLisa.com**

**Email: Shawna@MobileHomeShawna.com**

### Home Overview:

Your search for your ideal home ends right here, right now with this better than new, super spacious 1993 Fleetwood that has everything and more than you could expect! Priced right at \$110,000, and measuring 25x52, plus the 11x13 Florida room, this home will provide an approximate total of 1440 square feet of interior living space, with two bedrooms (plus office) and two bathrooms. It is in excellent condition, immediately available, and will be sold mostly furnished, so you will be able to quickly make this your Florida Forever home. It is located on a huge perimeter lot conveniently close to the community entrance, pool, and clubhouse in Southfork of Dade City, a very friendly, resort-like 55+ community where you will immediately feel right at home. The low lot rent of \$581 includes water, sewer, lawn care, trash removal, and use of park amenities. As soon as you see this one for yourself, you'll know it's the one you deserve to call your very own! Call today and let us help you make it yours! **RECENT UPDATES from 2023 include the central A/C unit, the shingle roof, refrigerator, dishwasher, washer, dryer, and more!**

### Community Overview:

Southfork of Dade City is a tremendously well maintained, resort like, 55+ adult community, conveniently located in the heart of Central Florida. Some large dogs may be allowed; however, breed restrictions apply. Amenities within the park include large clubhouse, heated pool, pool side gazebo, shuffleboard, bocce ball, library with internet access, card room, pet area, and RV storage area. Residents enjoy a long list of activities, like dances, bingo, horseshoes, dominoes, cookouts; you will always have something planned! Within minutes of Southfork: shopping centers, unique restaurants, medical facilities (Pasco Regional Hospital and Florida Hospital Zephyrhills), churches, theaters, bowling centers, museums, festivals, 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: world class beaches, international airports, cruise terminals, major league sports teams, Hard Rock Casino, and more. Move to Southfork and begin to enjoy the lifestyle you have earned!



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

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## Home Features:

**INTERIOR LAYOUT:** Updated gourmet chef's kitchen, 11×13 dining room, 10×10 home office, 13×17 living room, 13×15 master bedroom with walk-in closet, 9×13 guest bedroom with standard closet, 11×13 Florida room with glass windows

**KITCHEN:** Small high top breakfast bar, center island with cook top, pantry cabinet, and two appliance garages

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

**INTERIOR:** Recently replaced (May 2023) central A/C-including into Florida room, five lighted ceiling fans, window treatments throughout

**FLOORING:** Ceramic tile in kitchen, Florida room, and each bathroom; laminate in dining room, living room and home office; carpet in each bedroom

**EXTERIOR:** Ivory vinyl siding with white trim, newer (May 2023) asphalt shingle roof, carport, super long driveway, 11×19 attached storage shed with laundry hookups, XL front yard, huge perimeter lot with expansive green view behind home, lot location conveniently close to community entrance, clubhouse, and pool

## Items Included:

**KITCHEN:** GE refrigerator, Frigidaire range, dishwasher, and microwave, chair

**LAUNDRY ROOM:** GE washer and dryer

**DINING ROOM:** Lighted ceiling fan

**LIVING ROOM:** TV, lighted ceiling fan

**HOME OFFICE:** Desk, file cabinet, bookcase, lighted ceiling fan

**MASTER BEDROOM:** Sleep Number Queen bed, dresser with mirror, chest of drawers, two night stands, TV, lighted ceiling fan

**GUEST BEDROOM:** Queen bed, TV

**FLORIDA ROOM:** TV, chandelier, lighted ceiling fan

**STORAGE SHED:** Wall A/C unit, work bench, shelving, washer and dryer hookups (only)

### \*\*\*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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