FOR SALE $39,900: 110 Village Court, Winter Haven, FL 33884

For Sale: $39,900
Address: 110 Village Court, Winter Haven, FL 33884
55+ Community: Lake Fox Village
Monthly Lot Rent: $566.77

Size of Home: Doublewide + FL Room
Year of Home: 1989
2 Beds | 2 Baths | Inside Laundry | Fully Furnished | Handicap Accessible | Newer Roof and AC ~ Updated Windows

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@MobileHomeShawna.com**

Home Overview:

You won't have to settle for less than you deserve as the new owner of this exceptionally well maintained and comfortably spacious 1989 Fleetwood Barrington. Priced right at $39,900, and measuring 25×48, plus the 9×13 Florida room, this home will provide approximately 1310 total square feet of interior living space, with two bedrooms and two bathrooms. It is in excellent condition, immediately available, and will be sold fully furnished, so you will have an easy time on moving day. It is already handicap accessible, with a well-constructed chair ramp leading into the side entry door. Your new home is located on a border lot in Lake Fox Village of Winter Haven, a very active, friendly, and well managed 55+ adult community in the heart of Central Florida. At Lake Fox, two pets per household are permitted, with a 25# limit each. The monthly lot rent of $566.77 includes use of park amenities. The annual pass-on tax is $582.73. This beautiful home has all it takes to be your personal showplace! Call today and let us help you make it yours! Some of the ***RECENT UPDATES*** include the asphalt shingle roof (December 2024), Central AC (2020), refrigerator, range, microwave, washer, dryer, windows, sliding glass door, and more!

Community Overview:

Lake Fox Village of Winter Haven is a conveniently located, affordable, and pet friendly (2 small pets under 25 pounds allowed per home) 55+ community in the heart of Central Florida, on the shore of picturesque Lake Fox. Amenities at Lake Fox Village include clubhouse, pool, and shuffleboard, access to Lake Fox, boat ramp, and secure mail center. The clubhouse is the center of activity: many social events, dinners, holiday celebrations, games, and more. Minutes away from Lake Fox Village: shopping centers, restaurants, houses of worship, medical facilities, museums, festivals, flea markets, antique shops, Legoland Florida, all that and more! A short drive from Winter Haven will bring you to the metro areas of Tampa-St. Pete and Orlando, including international airports, cruise terminals, Interstate highways, major league sports teams, world renowned beaches and attractions- Central Florida has it all! Consider joining the satisfied residents of Lake Fox Village, where your neighbors are your friends!

Home Features:

INTERIOR LAYOUT: Conveniently arranged pass-through kitchen with 6×11 breakfast nook, 9×10 dining room, 15×18 living room, 9×13 raised Florida room with glass windows, laundry room at side entry, 13×15 master bedroom with deep wall to wall closet, 10×13 guest bedroom with walk-in closet

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

INTERIOR: Central A/C (2020 installation), four ceiling fans, pantry cabinet in kitchen, built in hutch in dining room, storage closet in laundry room, window treatments throughout

FLOORING: Laminate in kitchen and Florida room; carpet in dining room, living room, master bathroom, vinyl in laundry room and each bathroom

EXTERIOR: Gray vinyl siding with white trim, newer (December 2024) asphalt shingle roof, long driveway and carport, chair ramp leading into side entry door, 11×12 attached storage shed, perimeter lot

Items Included:

KITCHEN: Frigidaire refrigerator and dishwasher, GE range, Hamilton Beach microwave, bakers rack

BREAKFAST NOOK: Table, two chairs, chandelier

DINING ROOM: Table, TV stand, chandelier

LIVING ROOM: Two sofas, coffee table, three end tables, two bookcases, TV and stand, lighted ceiling fan

FLORIDA ROOM: Recliner, swivel chair, two end tables, table lamp, floor lamp, wall A/C unit, ceiling fan

MASTER BEDROOM: King bed, dresser with mirror, chest of drawers, two nightstands, small table lamp, lighted ceiling fan

GUEST BEDROOM: Queen bed, chair, dresser, chest of drawers, nightstand, table lamp, desk, lighted ceiling fan

LAUNDRY ROOM: Hot Point washer and dryer

STORAGE SHED: Work bench, two patio chairs

Important Phone Numbers:

TECO (power): 1-888-223-0800 ♦ Republic Services (trash): 863-665-1489
City of Winter Haven (water & sewer): 863-291-5678
Spectrum (cable & internet) 1-855-222-0102

Home Insurance:

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

***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

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.

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