

FOR SALE \$22,500: 11014 Bluebird Drive, Dade City, FL 33525

PRICE REDUCED



For Sale: \$22,500

Address: 11014 Bluebird Drive, Dade City, FL 33525

55+ Community: Blue Jay Mobile Home & RV Community

Monthly Lot Rent: \$662.90

Size of Home: Singlewide Plus Florida Room

Year of Home: 1976

2 Beds | 2 Baths | Split Plan | Shed With Laundry | Furnished |

Newer Roof and AC | Immediate Move In

Listing Agent: Lisa Cooper and Shawna Kemp

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

CONTACT US TODAY!

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

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

Email: [Shawna@MobileHomeShawna.com](mailto:Shawna@MobileHomeShawna.com)

Email: [Lisa@MobileHomeLisa.com](mailto:Lisa@MobileHomeLisa.com)

### Home Overview:

#### **\*\*NEWER ROOF ~ 2021 AC INSTALLATION\*\***

Welcome home to your picture perfect slice of paradise, this exceptionally well maintained and picture perfect 1976 Single Wide! Priced to sell at \$22,500, and measuring 12x56, plus the additions of an incredible 10x28 Florida room and laundry room, this home will provide an approximate total of 1000 square feet of 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! Your new home is ready and waiting for you in Blue Jay Mobile Home and RV Park of Dade City, a very friendly and well maintained 55+ adult community. The monthly lot rent of \$662.90 includes water, sewer, trash removal, and use of all of the park amenities. An annual county tax of \$95 is due each January. You are going to love living here, so call today and let us help you make it yours!

### Community Overview:

Blue Jay Mobile Home and RV Park of Dade City is a vibrant, active, and pet friendly (Two pets per household are permitted; large dogs allowed, breed restrictions apply) 55+ community, conveniently located close to the metro areas of Tampa-St. Pete and Orlando. Amenities include renovated clubhouse, heated pool, fitness center, billiards, shuffleboard, bocce ball, horseshoes, library, and dog park. You will stay busy with a long list of activities like aqua aerobics, bingo, cards, musical events, crafting, dinners, dances, holiday celebrations, you name it! Within minutes from Blue Jay you'll find shopping centers, restaurants, houses of worship, medical facilities, golf courses, museums, festivals, flea markets, antique shops, and skydiving. 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 Blue Jay; you will love it here!



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](mailto:Info@MobileHomeSpot.com) ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)

## Home Features:

**INTERIOR LAYOUT:** 10×11 open and bright eat-in kitchen, 11×12 living room, 10×28 Florida room with glass windows, laundry room accessible through Florida room, split bedroom floor plan: 11×13 master bedroom and 7×9 guest bedroom

**BATHROOMS:** Master has combination tub/shower, XL single vanity, and built in upper and lower storage; XL guest bath has combination tub/shower and single vanity

**INTERIOR:** Newer (2021) Central A/C, five ceiling fans, full size pantry closet in hall, built in shelving and closet in hall, built in desk in guest bedroom, standard closet in each bedroom, window treatments throughout

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

**EXTERIOR:** Gray metal siding with blue trim, newer rubber roof-over, covered entry into Florida room, 6×10 unattached storage shed, off street parking, convenient lot location with easy access to park entrance/exit

## Items Included:

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

**DINING AREA:** Table, three chairs, lighted ceiling fan

**LIVING ROOM:** Sofa, recliner, end table, ottoman, TV and stand, ceiling fan

**MASTER BEDROOM:** Queen bed, dresser, nightstand, table lamp, lighted ceiling fan

**GUEST BEDROOM:** Trundle bed, chair    **LAUNDRY ROOM:** Whirlpool washer, Maytag dryer, shelving

**FLORIDA ROOM:** Table, four patio chairs, four guest chairs, end table, TV stand, two lighted ceiling fans

## Important Phone Numbers:

TECO (power): 1-888-223-0800

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

Water, Sewer, Trash: Included With Lot Rent

## Home Insurance:

Barfield Insurance: 863-293-5400    Reliable Insurance Inc: 386-888-1399

Black's Insurance: 813-752-5225    Hometown Insurance: 386-736-1000

Kin Insurance: 855-717-0022    George Franklin Insurance: 863-682-4434

## \*\*\*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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