

**FOR SALE \$19,900:** 11040 Redbird Drive, Dade City, FL 33525

**PRICE REDUCED**



**For Sale:** \$19,900

**Address:** 11040 Redbird Drive, Dade City, FL 33525

**Community:** Blue Jay Mobile Home & RV Community

**Monthly Lot Rent:** \$559.35

**Size of Home:** Singlewide

**Year of Home:** 1975

1 Bed | 1 Bath | Attached Shed With Laundry | Private Back Yard | Furnished | Newer AC | Immediate Move In

**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:**

Here is the charming and affordable home you've been searching for! Priced to sell at only \$19,900, and measuring 12x46, this comfortably cozy 1975 Single Wide will provide approximately 550 square feet of interior living space, with one bedroom and one bathroom. It is in good condition, immediately available, and will be sold furnished, so moving day will be stress free and easy. Your new home is located on a perimeter lot with a mostly private back yard in Blue Jay Mobile Home Park of Dade City, a very friendly and well maintained 55+ adult community in the heart of Central Florida. The low lot rent of 559.35 includes water, sewer, and trash removal. This pretty home has all it takes to be your happy home for years to come, whether you're a seasonal snowbird or year round resident! 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 and active, 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 with billiards, heated pool, shuffleboard, bocce ball, and library. You will stay busy with a long list of activities like aqua aerobics, bingo, cards, musical events, crafting, potluck dinners, holiday celebrations, you name it! A short drive from Blue Jay: 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 ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)

## Home Features:

**INTERIOR LAYOUT:** 8×11 open eat-in kitchen, 11×15 living room, 9×11 bedroom with standard closet

**BATHROOM:** Combination tub/shower, single vanity, and two medicine cabinets

**INTERIOR:** Newer central A/C, two lighted ceiling fans, pantry closet in kitchen, linen closet in hall, window treatments throughout

**FLOORING:** Vinyl in kitchen and bathroom; carpet in living room and each bedroom

**EXTERIOR:** White vinyl siding with green trim, carport, long driveway, 6×8 attached storage shed with laundry, perimeter lot with mostly private back yard

## Items Included:

**KITCHEN:** Frigidaire refrigerator, Tappan range, Sharp microwave

**DINING AREA:** Table, four chairs

**LIVING ROOM:** Sofa sleeper, chair, end table, table lamp, TV stand, bookcase, corner shelf unit, lighted ceiling fan

**BEDROOM:** Queen bed, two dressers, night stand, lighted ceiling fan

**STORAGE SHED/LAUNDRY ROOM:** Signature washer, Kenmore dryer, shelving

### Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

Dutch Insurance: 863-557-5465

Barfield Insurance: 863-293-5400

### Important Phone Numbers:

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

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

Water, Sewer, Trash: Included With Lot Rent

### **DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE**

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