

FOR SALE \$35,000: 11131 Redbird Drive, Dade City, FL 33525



For Sale: \$35,000

Address: 11131 Redbird Drive, Dade City, FL 33525

Community: Blue Jay Mobile Home & RV Community

Monthly Lot Rent: \$559.35

Size of Home: Singlewide Plus 2 Bonus Rooms

Year of Home: 1974

2 Beds | 1 Bath | 2 Sheds + Laundry | FL Room and Screen Room | Newer AC | Mostly Furnished | Fast Move In

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:

You'll soon be living the good life of the Sunshine State as the new owner of this thoroughly updated and especially well maintained 1974 New Moon. Priced to sell at only \$35,000, and measuring 12x56, plus an 11x15 Florida room AND the 8x9 screen room, this home offers an approximate total of 900 square feet of living space with two bedrooms and one bathroom. It is in excellent condition, immediately available, and will be sold partially furnished, so you will have a head start on moving day! The two storage sheds (one with laundry) will provide room for all your extra things. Your new home is located 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 monthly lot rent of \$559.35 includes water, sewer, trash removal, and use of the park amenities. An annual county tax of \$95 is due each January. Whether you are a seasonal snow bird or year round resident, this one has all it takes to be a happy home for many years! 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

Home Features:

INTERIOR LAYOUT: Open, bright, and clean eat-in kitchen, 11×15 living room, 11×15 Florida room with vinyl windows, 9×10 back bedroom, 7×8 guest bedroom

KITCHEN: Pantry closet, recently replaced cabinets and counter tops

UPDATED BATHROOM: Walk in shower and single vanity

INTERIOR: Newer (2020) central A/C, four lighted ceiling fans, standard closet in each bedroom, two hall closets

FLOORING: Laminate in kitchen, living room and bathroom; carpet in each bedroom; also: decked floor in screen room

EXTERIOR: White metal siding with light blue trim, metal roof, modest carport forms covered patio, open patio behind Florida room, 6×8 attached storage shed/laundry room accessible from Florida room, 5×7 unattached storage shed

Items Included:

KITCHEN: Magic Chef refrigerator, GE range and microwave

DINING ROOM: Table, four chairs

LIVING ROOM: Sofa, loveseat, recliner, coffee table, two floor lamps, lighted ceiling fan

MASTER BEDROOM: Chest of drawers, lighted ceiling fan

GUEST BEDROOM: Lighted ceiling fan

FLORIDA ROOM: Sofa, two patio chairs, coffee table, end table, two table lamps, window A/C unit, lighted ceiling fan

SCREEN ROOM: Patio table, two chairs

STORAGE SHED/LAUNDRY ROOM: Amana washer and dryer

Home Insurance:

Dutch Insurance: 863-557-5465

ABC Accurate Insurance Mart: 813-991-8000

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

***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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