

FOR SALE \$20,000: 11140 Melody Lane, Dade City, FL 33525



For Sale: \$20,000

Address: 11140 Melody Lane, Dade City, FL 33525

55+ Community: Harmony Heights

Monthly Lot Rent: \$645.00

Size of Home: Singlewide Plus Bonus Room

Year of Home: 1965

1 Bed | 1 Bath | 2 Sheds (One Has Laundry) | Newer Roof,
Central AC, and Walk In Shower | Furnished | Move In Now

Listing Agent: Lisa Cooper and Shawna Kemp

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

CONTACT US TODAY!

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

Email: Lisa@MobileHomeLisa.com

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

Email: Shawna@MobileHomeShawna.com

Home Overview:

Here's the one you've been waiting for! You will soon be enjoying the Sunshine State lifestyle as the new owner of this especially well maintained 1965 Single Wide. Priced right at \$20,000, and measuring 10x46, plus the 9x23 Florida room, this home will provide approximately 660 total square feet of interior living space, with one bedroom and one bathroom. It is in very good condition, immediately available, and will be sold fully furnished, so you will have an easy time on moving day! Outside, you'll have two storage sheds for all your extras, or maybe your own outdoor workshop! Your new home is located on an expansive lot in Harmony Heights (Quiet Pet Free Community) of Dade City, a very friendly and well-maintained 55+ adult community in the heart of Central Florida. The monthly lot rent of \$645 includes water, sewer, trash removal, and lawn mowing. Pretty home, affordable lot rent, in a fantastic community; call today and let us help you make it yours! **Some of the RECENT UPDATES include the walk-in shower, rubber roof-over, the central A/C unit!** **COMMUNITY INFORMATION:** The residents of Harmony Heights value peace and quiet, so no dogs are permitted. However, indoor cats are allowed!

Community Overview:

Harmony Heights Mobile Home Park of Dade City is a very well maintained 55+ adult community, conveniently located close to all the best of Central Florida. Amenities include clubhouse, pool, shuffleboard, horseshoes, and billiards. You will stay active with a long list of organized community activities, including bingo, dancing, dinners, cards, and holiday celebrations. In Harmony Heights, the homes are comfortably spaced apart, so everyone can enjoy plenty of yard space, and the wide streets have sidewalks for leisure walking. The residents of Harmony Heights value peace and quiet, so no dogs are permitted; however, indoor cats are allowed. Within minutes of Harmony Heights, residents have everything they need: shopping, restaurants, medical facilities, houses of worship, museums, festivals, flea markets, 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, like international airports, cruise terminals, major league sports teams, world renowned beaches and attractions, unbelievable! Consider joining the satisfied residents of Harmony Heights!



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 and bright eat-in kitchen, 9×15 living room, 9×12 original bedroom, 9×23 Florida room with vinyl windows

INTERIOR: Newer Central A/C, four ceiling fans, pantry cabinet in kitchen, hall closet, window treatments throughout

BEDROOM: Two standard closets, built-in drawers, and built-in desk

BATHROOM: Newer Walk-in shower, single vanity, medicine cabinet, and wall cabinet

FLOORING: Laminate in kitchen and bathroom; carpet in living room, Florida room, and bedroom

EXTERIOR: Ivory vinyl siding with beige trim, newer rubber roof-over, carport, covered patio area, 10×12 Smithbilt unattached storage shed with power and work table, additional 7×8 unattached storage shed, XL lot

Items Included:

KITCHEN: Whirlpool refrigerator, electric range, Kenmore microwave, dishware, silverware

DINING AREA: Table, two chairs

LIVING ROOM: Sofa, two rockers, four end tables, two table lamps, TV and stand, ceiling fan

FLORIDA ROOM: Three chairs, two curio cabinets, two lighted ceiling fans

BEDROOM: Queen bed, two nightstands, two table lamps, lighted ceiling fan

7×8 STORAGE SHED: Roper washer, Estate (Whirlpool) dryer, shelving

10×12 STORAGE SHED: Work table/cabinet

Important Phone Numbers:

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

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

Water, Sewer, Trash, Mowing: 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

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.



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