

FOR SALE \$35,000: 11215 Pelican Drive, Dade City, FL 33525



For Sale: \$35,000

Address: 11215 Pelican Drive, Dade City, FL 33525

Community: Blue Jay Mobile Home & RV Community

Monthly Lot Rent: \$559.35

Size of Home: Singlewide Plus Screen Room

Year of Home: 1986

2 Beds | 2 Baths | Split Plan | Shed With Laundry | Double Drive | Border Lot | Furnished | 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:

You will have an easy time making yourself right at home inside this remarkably well maintained and updated 1986 Claremont. Priced right at \$35,000, and measuring 14x56, plus the 10x18 screen room, this home will provide approximately 960 square feet of enjoyable living space, with two bedrooms and two bathrooms. It is in very good condition, immediately available, and will be sold fully furnished, so moving day will be stress free and easy. Outside, you will have parking for two under the double wide carport. Your new home is located in a lower traffic area, on a perimeter lot in Blue Jay Mobile Home and RV Park of Dade City, a very friendly and welcoming 55+ adult community. The low lot rent of \$559.35 includes water, sewer, trash removal, and use of all of the park amenities. An annual county tax of \$95 is due each January. This special home is ready and waiting for you; call today so we can help 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: Updated and open eat-in kitchen, 12×13 living room, 10×11 guest bedroom, 8×10 master bedroom, 10×18 screen room

BEDROOMS: Guest bedroom has standard closet and bonus closet with lower drawers; master bedroom has standard closet

UPDATED BATHROOMS: Master has deluxe walk-in shower, single vanity, and medicine cabinet; guest bath has deluxe walk-in shower and single vanity

INTERIOR: Central A/C, three ceiling fans, high top breakfast bar and pantry cabinet in kitchen, window treatments throughout

FLOORING: Laminate in kitchen, living room, master bathroom, and each bedroom; vinyl in guest bathroom

EXTERIOR: Gray metal siding with teal green trim, double wide driveway and carport, 5×8 attached storage shed with laundry, perimeter lot with semi-private back yard, lot location on low traffic street

Items Included:

KITCHEN: Ikea refrigerator, Frigidaire range and dishwasher, Hamilton Beach microwave, stool

DINING AREA: Table, two chairs

LIVING ROOM: Loveseat, recliner, dresser, two lamp tables, wall mounted TV, lighted ceiling fan

MASTER BEDROOM: Full size bed, night stand, table lamp, lighted ceiling fan

GUEST BEDROOM: Queen bed, night stand, table lamp, TV stand, ceiling fan

SCREEN ROOM: Patio sofa, coffee table, two end tables

STORAGE SHED/LAUNDRY ROOM: GE washer and dryer

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

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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