

FOR SALE \$48,500: 11225 Bluebird Drive, Dade City, FL 33525

PRICE REDUCED



For Sale: \$48,500

Address: 11225 Bluebird Drive, Dade City, FL 33525

Community: Blue Jay Mobile Home & RV Community

Monthly Lot Rent: \$559.35

Size of Home: Doublewide + Bonus Room

Year of Home: 1979

2 Beds | 2 Baths | Two Driveways | Attached Laundry Room |
Additional Shed | Furnished | Newer Roof and 2022 AC

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 soon be living the easy life of the Sunshine State as the new owner of this remarkably well maintained and uniquely appointed 1979 Fleetwood Barrington. Priced right at \$48,500, and measuring 23x48, plus an 11x19 Florida room, this home will provide approximately 1310 total square feet of interior living space, with two bedrooms and two bathrooms. It will be sold furnished, so moving day will be quick and easy! Your new home is located on a huge corner lot with an additional driveway for extra parking and an expansive open view across the street 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, trash removal, and use of all of the park amenities. An annual county tax of \$95 is due each January. This truly charming home is waiting for you! Call today and let us help you make it yours! **SPECIAL NOTE:** Both the central A/C (2022) and the rubber roof-over have been recently replaced!

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: Conveniently arranged eat-in kitchen, 7×11 dining room, 11×21 living room, 14×14 master bedroom with walk in closet, 9×11 guest bedroom with wall to wall closet, 11×19 Florida room

INTERIOR: Newer (2022) central A/C, pantry closet in kitchen, built in hutch in dining room, hall closet, window treatments throughout

BATHROOMS: Master has walk in shower, single vanity, medicine cabinet, tall linen cabinet, and separate water closet; guest bath has combination tub/shower, single vanity, and two medicine cabinets

FLOORING: Vinyl in kitchen and guest bathroom; carpet in dining room, living room, Florida room, master bathroom, and each bedroom; laminate in master bath

EXTERIOR: Light brown vinyl siding with white trim, newer rubber roof-over, carport, 6×8 attached storage shed with laundry, 6×8 unattached storage shed, XL corner lot, wide open green field across street

Items Included:

KITCHEN: GE refrigerator and surface cook top, Frigidaire wall oven, Roper dishwasher, Hamilton Beach microwave

BREAKFAST NOOK: Wall mounted TV, chandelier

DINING ROOM: Table, four chairs, chandelier

LIVING ROOM: Twin bed, curio cabinet, lamp table, two end tables, three table lamps, TV stand, foot stool

MASTER BEDROOM: King bed, dresser, night stand, table lamp

GUEST BEDROOM: Full size bed, night stand, shell table lamp, small round table, two foot stools

FLORIDA ROOM: Desk, recliner, green chair, end table, TV, electric fireplace, wall A/C unit, lighted ceiling fan

STORAGE SHED/LAUNDRY ROOM: Kenmore washer and dryer, shelving

Land Lease Mobile Home Closing Costs:

6 percent Florida Sales Tax, \$50.00 County Tax, \$375 Title and Registration Transfer, \$395 Closing Fee

Home Insurance:

Dutch Insurance: 863-557-5465

Barfield Insurance: 863-293-5400

Giella Insurance Agency: 813-782-2915

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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