

# FOR SALE \$48,000: 12 Parkwood Road, Winter Haven, FL 33881



**For Sale:** \$48,000

**Address:** 12 Parkwood Road, Winter Haven, FL 33881

**55+ Community:** Colony Club Mobile Estates

**Monthly Lot Rent:** \$570.00

**Size of Home:** Doublewide + FL Room

**Year of Home:** 1974

3 Beds | 2 Baths | Carport + Expanded Drive | Inside Laundry |

Fully Furnished | HUGE Corner Lot | Quick Move In

**Listing Agent:** Shawna Kemp

**Phone:** 863-450-7519 or 863-272-7200

## CONTACT US TODAY!

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

**Email: Shawna@MobileHomeShawna.com**

### Home Overview:

You could soon have your slice of Sunshine State paradise as the new owner of this exceptionally well maintained and super spacious 1974 Double Wide. Priced right at \$48,000, and measuring 23x48, plus the 10x21 Florida room, this home will provide an approximate total of 1310 square feet of interior living space, with THREE bedrooms and two bathrooms. It is in excellent condition, immediately available, and will be sold fully furnished, so you will have an easy time on moving day! Inside, you'll enjoy the wide open living area and outside, the two storage sheds will provide plenty of space for all your extra things. Your next home is located on a HUGE CORNER LOT in Colony Club Mobile Home Estates of Winter Haven, a very friendly and super affordable 55+ community in Winter Haven, close to all the best of Central Florida. The low monthly lot rent is \$570, one of the best rates in the entire area. This one has all it takes to be your Forever Home, so call today and let us help you make it yours!

Some of the **RECENT UPDATES** include the kitchen back splash and counter tops, LED light fixtures throughout, interior paint, bathroom medicine cabinets, as well as the newer refrigerator, range and dryer!

**SPECIAL NOTE:** All prospective residents at Colony Club must have a minimum credit score of 700 and a minimum monthly income of \$2,000. Home owners are responsible to pay for electric, water, sewer, trash removal, and lawn mowing. Up to two pets (25 pound limit) per household are permitted. Consider joining the satisfied residents of Colony Club, where every neighbor is a friend!

### Community Overview:

Colony Club Mobile Home Estates is a very well maintained and super affordable 55+ adult community, conveniently located close to all the best of Central Florida. Amenities include clubhouse, shuffleboard, billiards, library, and boat/RV storage. You will stay active with a long list of activities, including bingo, cards, coffee and doughnuts, dinners, pot lucks, cookouts, game nights, musical events, and holiday celebrations. Within minutes of Colony Club, residents have everything they need: shopping centers, restaurants, medical facilities, houses of worship, museums, festivals, flea markets, antique shops, Lego Land, too much to list! From Winter Haven, you will 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!



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](mailto:Info@MobileHomeSpot.com) ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)

## Home Features:

**INTERIOR LAYOUT:** Conveniently arranged pass-through kitchen, 7x7 dining room, 14x18 living room, 10x21 ground level Florida room with glass windows, laundry room within master bathroom, 11x13 master bedroom with walk-in closet, two 10x11 guest bedrooms: each with standard closet

**BATHROOMS:** Master bath/laundry room has beautifully tiled walk-in shower, wide single vanity, newer medicine cabinet, linen closet, washer, and dryer; guest bath has combination tub/shower, single vanity, and newer medicine cabinet

**INTERIOR:** Central A/C, five ceiling fans, pantry closet in kitchen, built in hutch in dining room, door to side yard in living room, linen closet in hall, window treatments throughout

**FLOORING:** Laminate in kitchen, dining room, living room, and each bedroom; carpet in Florida room; vinyl in each bathroom

**EXTERIOR:** Yellow metal siding (repainted 2023) with white trim, rubber roof-over, carport, bonus parking space on double wide driveway, 8x10 attached storage shed, 8x10 unattached back yard shed, huge corner lot

## Items Included:

**KITCHEN:** Newer GE refrigerator and Whirlpool range, GE dishwasher, LG microwave, two chairs, pots and pans, dishware, silverware, utensils

**LAUNDRY ROOM/MASTER BATHROOM:** Frigidaire washer, newer GE dryer

**DINING ROOM:** Table, four chairs, newer light

**LIVING ROOM:** Sofa, two recliners, coffee table, three end tables, two table lamps, TV stand, desk, shelf unit, ceiling fan

**FLORIDA ROOM:** Sofa, chair and ottoman, coffee table, two end tables, floor lamp, two table lamps, TV and stand, ceiling fan

**MASTER BEDROOM:** King bed, dresser with mirror, chest of drawers, two nightstands, two table lamps, lighted ceiling fan

**GUEST BEDROOM 1:** Queen bed, chair, chest of drawers, nightstand, table lamp, ceiling fan

**GUEST BEDROOM 2:** Queen bed, hutch, lighted ceiling fan      **EACH STORAGE SHED:** Work bench, shelving

## Important Phone Numbers:

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

City of Winter Haven (water & sewer): 863-291-5678

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

## 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, \$375 Title and Registration Transfer, \$395 Closing Fee**

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

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