

**FOR SALE \$49,900:** 125 Village Court, Winter Haven, FL 33884



**For Sale:** \$49,900

**Address:** 125 Village Court, Winter Haven, FL 33884

**55+ Community:** Lake Fox Village MHC

**Monthly Lot Rent:** \$556.77

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

**Year of Home:** 1985

2 Beds | 2 Baths | Inside Laundry | Partly Furnished | Newer Roof | Super Cute and Cozy ~ A Must See

**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](mailto:Shawna@MobileHomeShawna.com)

### Home Overview:

Take a close look at this cute and charming 1985 Fleetwood that has all it takes to soon be your Florida Forever home! Priced right at \$49,900, and measuring 24x44, plus the 11x21 Florida room, this home will provide an approximate total of 1280 square feet of interior living space, with two bedrooms and two bathrooms. It is in very good condition and will be sold partially furnished, so you will have a head start on moving day! Your new-to-you home is located in Lake Fox Village of Winter Haven, a very active, friendly, and well managed 55+ adult community in the heart of Central Florida. The monthly lot rent of \$556.77 includes use of park amenities. The annual pass-on tax is \$503.01. You're going to love living here, so call today and let us help you make it yours!

### Community Overview:

Lake Fox Village of Winter Haven is a conveniently located, affordable, and pet friendly (2 small pets under 25 pounds allowed per home) 55+ community in the heart of Central Florida, on the shore of picturesque Lake Fox. Amenities at Lake Fox Village include clubhouse, pool, and shuffleboard, access to Lake Fox, boat ramp, and secure mail center. The clubhouse is the center of activity: many social events, dinners, holiday celebrations, games, and more. Minutes away from Lake Fox Village: shopping centers, restaurants, houses of worship, medical facilities, museums, festivals, flea markets, antique shops, Legoland Florida, all that and more! A short drive from Winter Haven will bring you to the metro areas of Tampa-St. Pete and Orlando, including international airports, cruise terminals, Interstate highways, major league sports teams, world renowned beaches and attractions- Central Florida has it all! Consider joining the satisfied residents of Lake Fox Village, where your neighbors are your friends!



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:** Bright and open kitchen, laundry room off of kitchen, 8×10 dining room, 11×13 living room, 11×13 master bedroom with walk-in closet, 10×11 guest bedroom with standard closet, 11×21 Florida room with plexi-glass windows

**BATHROOMS:** Master has walk-in shower, single vanity, medicine cabinet, and linen closet; guest bath has combination tub/shower, single vanity, and medicine cabinet

**INTERIOR:** Central A/C, three ceiling fans, breakfast bar in kitchen, upper cabinets and pantry closet in laundry room, window treatments throughout

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

**EXTERIOR:** Ivory metal siding with brown trim, newer asphalt shingle roof, 5×6 attached storage shed, carport, covered back patio

## Items Included:

**KITCHEN:** Kenmore refrigerator, Whirlpool range

**LAUNDRY ROOM:** Kenmore washer and dryer

**LIVING ROOM:** Sofa sleeper, recliner, ceiling fan

**GUEST BEDROOM:** Queen bed

**STORAGE SHED:** Shelving

**OTHER:** Lighted ceiling fan in master bedroom and Florida room

## Important Phone Numbers:

TECO (power): 1-888-223-0800 ♦ Republic Services (trash): 863-665-1489

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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