

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: \$566.77

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

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 \$566.77 includes use of park amenities. The annual pass-on tax is \$582.73. 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 ♦ Visit Our Website: 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

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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