

FOR SALE \$35,000: 126 Village Court, Winter Haven, FL 33884



For Sale: \$35,000

Address: 126 Village Court, Winter Haven, FL 33884

55+ Community: Lake Fox Village

Monthly Lot Rent: \$566.77

Size of Home: Singlewide + Florida Room

Year of Home: 1988

2 Beds | 2 Baths | Split Plan | Inside Laundry | Fully Furnished |

Newer Roof and AC | Very Well Maintained

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 will instantly feel right at home as soon as you step inside this smartly expanded and especially well maintained 1988 Fleetwood. Priced right at \$35,000, and measuring 14x66, plus the 12x20 Florida room, this home will provide an approximate total of 1160 square feet of interior living space, with two bedrooms (Split Plan) and two bathrooms. It is in very good condition and will be sold fully and generously furnished, so you will have an easy time on moving day! Outside, the huge shed/workshop has plenty of room for all your extra things. Your new home is located on a border lot in Lake Fox Village of Winter Haven, a very active, friendly, and well managed 55+ adult community in the heart of Central Florida. At Lake Fox, two pets per household are permitted, with a 25# limit each. The monthly lot rent of \$566.77 includes use of park amenities. The annual pass-on tax is \$582.73. The home has been used only seasonally for the last 19 years and has everything it takes to be your happy place for many more! Call today and let us help you make it yours! **Some of the RECENT UPDATES include the Central A/C (2022), shingle roof (2018), and the Speed Queen washer (2023).**

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: Open and bright eat-in kitchen, centrally located laundry room, 13×14 living room, 12×20 Florida room with vinyl windows, split floor plan: 13×13 master bedroom with walk-in closet, 10×11 guest bedroom with standard closet

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

INTERIOR: Newer (2022) Central A/C, three ceiling fans, breakfast bar and pantry cabinet in kitchen, upper cabinets in laundry room, hall closet, window treatments throughout

FLOORING: Vinyl in kitchen and each bathroom; laminate in living room; carpet in Florida room and each bedroom

EXTERIOR: Ivory metal siding with brown trim, asphalt shingle roof (2018), carport, 9×20 attached storage shed accessible from Florida room, border lot with semi-private back yard

Items Included:

KITCHEN: GE refrigerator, Kenmore range, Whirlpool dishwasher, Sharp microwave, pots and pans, dishware, silverware, utensils

DINING AREA: Table, four chairs, end table, lighted ceiling fan

LIVING ROOM: Sofa, two recliners, three end tables, table lamp, three floor lamps, TV and stand, ceiling fan

FLORIDA ROOM: Two recliners, three chairs, rocker, three end tables, three table lamps, two floor lamps, TV and stand

MASTER BEDROOM: King bed, three chairs, dresser with mirror, two nightstands, desk, two table lamps, lighted ceiling fan

GUEST BEDROOM: King bed, chest of drawers, nightstand, two table lamps

LAUNDRY ROOM: Newer (2023) Speed Queen washer, GE dryer

STORAGE SHED: Work bench, shelving, laundry sink **CARPORT:** Patio chairs

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, \$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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