

FOR SALE \$19,800: 1425 Ritter Road Lot 19, Lakeland, FL 33810



For Sale: \$19,800

Address: 1425 Ritter Road Lot 19, Lakeland, FL 33810

55+ Community: Southwinds MHP

Monthly Lot Rent: \$624.00

Size of Home: Singlewide Plus Screen Room

Year of Home: 1984

2 Beds | 2 Baths | Split Plan | Inside Laundry | Unique Location
With Fenced Back Yard | Immediate 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@MobileHomeSpot.com

Home Overview:

BORDER LOT WITH PRIVATE AND FENCED BIG BACK YARD!!

Welcome to your new home, this very appealing 1984 Homette with its own private fenced back yard! Priced right at \$19,800, and measuring 14x60, plus the 12x13 screen room, this home will provide an approximate total of 990 square feet of enjoyable living space, with two bedrooms and two bathrooms. It is in good condition, immediately available, and will be sold unfurnished (kitchen appliances will be included), so you may quickly begin to make this your home, with your own familiar furnishings. Outside, you will have a large, covered patio and a private fenced back yard! Your new-to-you home is conveniently close to the community entrance, mailboxes, and clubhouse with laundry in Southwinds of Lakeland. The monthly lot rent of \$624 includes water, sewer, and trash removal. The annual pass-on tax is \$168. Southwinds is only a few minutes to all the best of North Lakeland: shopping centers, restaurants, quick access to I-4, an ideal location! This one could be the right one, so call today and let us help you make it yours!

****PARK INFORMATION:** Southwinds requires that all residents have a minimum of \$2,000 verifiable monthly income and a 650 minimum credit score.

Community Overview:

Southwinds Mobile Home Park of Lakeland is an ideally located, affordable, and friendly 55+ community. The low lot rent at PET FRIENDLY (some large pets welcome) Southwinds includes water, sewer, and trash removal. Minutes away from Southwinds: shopping centers, restaurants, places of worship, medical facilities, museums, festivals, flea markets, antique shops, and more. A short drive from Lakeland 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 Southwinds, where friends are neighbors!



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, laundry alcove in hall, 13×13 living room, 12×13 ground level screen room, split bedroom floor plan: 10×11 master (back) bedroom, 11×11 (front) guest bedroom

BEDROOMS: Master has standard closet, built-in lower drawers, upper cabinet, and bay window; guest bedroom has extra wide standard closet

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

INTERIOR: Central A/C, three ceiling fans, pantry closet and built-in corner cabinet in kitchen, built-in cabinet and coat closet in hall, upper cabinets in laundry area, window treatments throughout

FLOORING: Vinyl in kitchen, laundry area, and each bathroom; carpet in living room and each bedroom

EXTERIOR: Ivory metal siding with brown trim, coated sheet metal roof, carport, 6×6 attached storage shed, 12×12 covered patio, private fenced back yard, perimeter lot close to community entrance and mailboxes

Items Included:

KITCHEN: Admiral refrigerator, GE range, built-in Frigidaire microwave, lighted ceiling fan

LIVING ROOM: Standard ceiling fan

SCREEN ROOM: Lighted ceiling fan

Home Insurance:

Dutch Insurance: 863-557-5465

Barfield Insurance: 863-293-5400

ABC Accurate Insurance Mart: 813-991-8000

Important Phone Numbers:

Lakeland Electric (power): 863-834-9535

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

Water, Sewer, Trash: Included with Lot Rent

***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

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