FOR SALE $32,000: 16731 US Highway 301 Lot 26, Dade City, FL 33523

For Sale: $32,000
Address: 16731 U.S. Hwy 301 Lot 26, Dade City, FL 33523
55+ Community: Dade City Resort (Seven Acres)
Monthly Lot Rent: $550.00

Size of Home: Park Model With XL Addition
Year of Home: 1988
2 Beds | 1 Bath | Two Patio Areas | Furnished | Inside Washer and Dryer | Near Entrance, Pool, and Amenities | XL Unique Lot

Listing Agent: Lisa Cooper and Shawna Kemp
Phone: 863-777-0272 or 863-450-7519

CONTACT US TODAY!

Lisa Cooper: 863-777-0272 *(call or text)*
Shawna Kemp: 863-450-7519 *(call or text)*

Email: **Lisa@MobileHomeLisa.com**
Email: **Shawna@MobileHomeShawna.com**

Home Overview:

FANTASTIC HOME AND LOCATION TOO ~ LARGE DOGS ALLOWED!!

Your search for the ideal home ends today with this especially well maintained and smartly expanded 1988 Park Model. Priced attractively at $32,000, and measuring 12×36, plus the additions of the Florida room, guest bedroom, and laundry room, this home will provide an approximate total of 640 square feet of interior living space, with two bedrooms and one bathroom. It is in excellent condition and will be sold fully furnished, so move-in day will be easy, quick, and stress free. Outside, you'll have the ideal relaxation locations on either of the open decks. Your next home is located in a unique location on a large corner lot conveniently close to the community entrance in Dade City Resort (Formerly Sunburst RV Park), a very friendly and well managed 55+ adult community. The monthly lot rent of $550 includes water, sewer, trash removal, and lawn mowing. Whether you're a year round resident or a seasonal snowbird, this one has all it takes to be your happy home for many years. Call today and let us help you make it yours!
SPECIAL NOTE: The Central A/C unit was installed in 2021!

Community Overview:

Dade City Resort (formerly Seven Acres and Sunburst RV Parks) of Dade City is a well maintained and managed, 55+ adult community, conveniently located in the heart of Central Florida. Amenities within the resort include the recreation hall, heated pool, shuffleboard, billiards, bocce ball, fire pit, laundry facility, and the picturesque pond. Residents enjoy a long list of activities, like bingo, cards, dances, karaoke, arts and crafts, horseshoes; you will always have something to do! Within minutes of Dade City Resort: shopping centers, restaurants, medical facilities, churches, museums, festivals, antique shops, too much to list! From Dade City, you'll have easy access to the Tampa and Orlando metro areas, and everything they have to offer: international airports, cruise terminals, major league sports teams, world renowned beaches, and more. Consider joining the inviting community of Dade City Resort, where people celebrate life every day!

Home Features:

INTERIOR LAYOUT: Efficiently arranged eat-in kitchen, 11×12 living room, 8×9 original bedroom, 7×8 guest bedroom, 7×15 Florida room with glass windows, 7×7 laundry/storage room accessible from original bedroom

BEDROOM: Standard size mirrored closet, built in upper cabinets with lower drawers, chest of drawers

BATHROOM: Combination tub/shower, single vanity, medicine cabinet, wall cabinet, and tall linen cabinet

INTERIOR: Newer (2021) Central A/C, five lighted ceiling fans, small breakfast bar and pantry closet in kitchen, upper storage in living room, pocket doors and window treatments throughout

FLOORING: Vinyl in kitchen, original bedroom, and bathroom; carpet in dining area, living room, Florida room, and guest bedroom

EXTERIOR: Yellow vinyl siding with white trim, asphalt shingle and rubber roof-over, off street parking, front and back open decks, 8×10 unattached storage shed, unique large corner lot close to community entrance

Items Included:

KITCHEN: Frigidaire refrigerator, GE range, Hamilton Beach microwave

DINING AREA: Table, four chairs, chandelier

LIVING ROOM: Two recliners, TV and stand, curio cabinet, wall A/C unit, lighted ceiling fan

FLORIDA ROOM: Two loveseats, rocker, curio cabinet, lighted ceiling fan

ORIGINAL BEDROOM: Queen bed, lighted ceiling fan

GUEST BEDROOM: Full size bed, TV, bookshelf, lighted ceiling fan

LAUNDRY ROOM/ STORAGE ROOM: Frigidaire washer, Kenmore dryer, shelving, lighted ceiling fan

Home Insurance:
ABC Accurate Insurance Mart: 813-991-8000
Dutch Insurance: 863-557-5465
Barfield Insurance: 863-293-5400

Important Phone Numbers:
TECO (power): 1-888-223-0800
TV & Internet: DISH, DIRECT, T-MOBILE
Water, Sewer, Trash, Mowing: 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

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