

FOR SALE \$25,000: 180 Arianna Way, Auburndale, FL 33823



For Sale: \$25,000

Address: 180 Arianna Way, Auburndale, FL 33823

55+ Lakeside Community: Lake Julianna Landings

Monthly Lot Rent: \$779.02

Size of Home: Doublewide + FL Room

Year of Home: 1986

2 Beds | 2 Baths | 2 Sheds | Inside Laundry | Expanded Drive |

Beautiful XL Corner Lot ~ Near Lake and Amenities

Listing Agent: Shawna Kemp

Phone: 863-450-7519 or 863-272-7200

Email: shawna@mobilehomeshawna.com

CONTACT US TODAY!

Shawna Kemp: 863-450-7519 (call or text)

Email: Shawna@MobileHomeShawna.com

Home Overview:

You could soon be living your best years in a resort style community as the new owner of this uniquely appointed and comfortably spacious 1986 Homes of Merit. Priced right at \$25,000, and measuring 23x40, plus the 10x12 Florida room, this home will provide an approximate total of 1040 square feet of interior living space, with two bedrooms and two bathrooms. It is immediately available and will be sold unfurnished (appliances will be included), so you may quickly begin to make this your personal showplace, with your own familiar furnishings. From inside the raised Florida room, you may catch a distant glimpse of the lake, and outside, you'll have an extra wide driveway/carport as well as two storage sheds for all your extra things. Your new home is located on an XL corner lot conveniently close to the community clubhouse, pool, amenities, and Lake Juliana! The monthly lot rent of \$779.02 includes pass-on tax and trash removal. You're going to love living here! Call today and get it while you can! **COMMUNITY INFORMATION:** *Each home must have at least one resident age 55+, other resident must be age 45+. Two pets per household permitted; large dogs allowed, breed restrictions apply. Homeowners are responsible for all utilities and lawn maintenance.*

Community Overview:

Lake Juliana Landings of Auburndale offers the best of Central Florida leisure living. Amenities include the gated entry, spectacular clubhouse, two pools, fitness center, shuffleboard, horseshoe pits, laundry facility, as well as the boat ramp, boat slips, and the awesome fishing pier on 1200-acre Lake Juliana! The fishing, the peace and quiet, the sunsets, it's all right here! The age 55+, pet friendly (two pets per household permitted, large dogs allowed, breed restrictions apply) park offers many activities: breakfasts, dinners, dancing, bingo, cards, billiards, library, holiday celebrations, social events; you will always have something on your schedule! Lake Juliana is conveniently located in the heart of Central Florida, within minutes of many golf courses, restaurants, houses of worship, medical centers, flea markets, antique shops, and many shopping destinations. Within a short drive: Disney World, Epcot, Universal Studios, Sea World, international airports, cruise terminals, major league sports teams, awe inspiring state parks, museums; everything is within reach! Consider joining the happy and friendly residents of Lake Juliana, where every day is a celebration!



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: Updated pass-through kitchen, 8×9 dining room, 13×17 living room, 11×13 master bedroom with wall-to-wall closet, 10×11 guest bedroom with standard closet, 10×12 raised Florida room with vinyl windows, laundry closet in hall

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

INTERIOR: Central A/C, three lighted ceiling fans, pantry cabinet in kitchen, window treatments throughout

FLOORING: Laminate in kitchen, dining room, living room, master bedroom and each bathroom; carpet in guest bedroom

EXTERIOR: Beige vinyl siding with white trim, asphalt shingle roof, extra wide driveway and carport, two attached storage sheds: 6×13 and 5×6, lot location close to community clubhouse, pool, amenities, and Lake Juliana

Items Included:

KITCHEN: Samsung refrigerator, range, and microwave

LAUNDRY ROOM: Maytag washer, Whirlpool dryer, shelving

OTHER: Lighted ceiling fan in living room and each bedroom

Important Phone Numbers:

TECO (power): 1-888-223-0800

City of Winter Auburndale (water and sewer): 863-965-5500

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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