

# FOR SALE \$28,900: 1801 Lakeview Drive E, Fort Meade, FL 33841



For Sale: \$28,900

Address: 1801 Lakeview Drive E, Fort Meade, FL 33841

Community: Hammock Lake Estates

Monthly Lot Rent: \$405.00

Size of Home: Singlewide

Year of Home: 2008 Nobility

2 Beds (split plan) | 2 Baths | Inside Laundry | Spacious Corner Lot | Newer Roof | Near Pool | Must See, Picture Perfect

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](mailto:Shawna@MobileHomeSpot.com)

### Home Overview:

#### **NEWER ROOF ~ PICTURE PERFECT SHOWPLACE!!**

You'll know you're looking at your new home as soon as you step inside this super clean and especially well maintained 2008 Nobility. Priced right at \$28,900, and measuring 14x56, this home will provide approximately 780 square feet of interior living space, with two bedrooms and two bathrooms. It is in excellent condition, immediately available, and will be sold mostly furnished, so you will have a generous head start on moving day. Your new home is located on an extra large corner lot in Hammock Lake Estates of Fort Meade, a very friendly and well maintained 55+ adult community. You'll be only footsteps away from the community clubhouse, pool, and mail boxes! The low lot rent of \$405 includes water, sewer, and trash removal. This showplace home with low lot rent is a rare find and will not last long, so call today and let us help you make it yours! **RECENT UPDATES, IMPROVEMENTS, AND REPLACEMENTS** include the kitchen range, washer and dryer, both entry doors, interior walls painted, newer storage shed, and asphalt shingle roof! **This home is ready and waiting for you!** **SPECIAL NOTES:** All occupants of the home must be 55 and over. The home MAY NOT be moved away from its present location. Any future additions, as well as a carport and screen room, can be added with park approval and proper permitting.

### Community Overview:

Hammock Lake Estates of Fort Meade represents the best of affordable Central Florida leisure living. Amenities include a marvelous clubhouse, pool, shuffleboard, horseshoes, fishing, and more! The pet friendly park offers many social activities: dinners, weekly luncheons, cards, darts, holiday celebrations, just to name a few. Fort Meade, the home of Hammock Lake Estates, is centrally located in the heart of Central Florida, and a relatively short drive to so much: world class beaches, renowned attractions, international airports, cruise terminals, major league sports teams, awe inspiring state parks, museums; everything is within reach! Closer to home, you will have your share of all the daily necessities: shopping centers, restaurants, flea markets, antique shops, churches, medical facilities, etc. All this, in the spectacular and comfortable year round climate of Central Florida! Your future friends and neighbors are ready to welcome you to Hammock Lake Estates!



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](mailto:Info@MobileHomeSpot.com) ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)

## Home Features:

**INTERIOR LAYOUT:** Light and bright 11×13 eat-in kitchen, 13×14 living room, hall laundry area, split bedroom floor plan: 10×11 back (master) bedroom, 8×9 front (guest) bedroom with full private bathroom

**BATHROOMS:** XL hall bath has combination tub/shower and single vanity; full bath off of front bedroom has combination tub/shower and single vanity

**INTERIOR:** Central A/C, two lighted ceiling fans, pantry closet and breakfast bar in kitchen, standard closet in each bedroom, upper cabinets in laundry area, window treatments throughout

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

**EXTERIOR:** White vinyl siding, newer asphalt shingle roof, off street parking on long concrete driveway, XL corner lot, lot location near clubhouse, pool, and mail boxes

## Items Included:

**KITCHEN/DINING AREA:** Frigidaire refrigerator, newer GE range, Whirlpool dishwasher and microwave, table, four chairs

**LIVING ROOM:** Two recliners, two end tables, lighted ceiling fan

**BACK BEDROOM:** Queen bed, lighted ceiling fan

**LAUNDRY ROOM:** Newer Hot Point washer and dryer

**STORAGE SHED:** Lawn mower, gas can

### Home Insurance:

Barfield Insurance: 863-293-5400

Dutch Insurance: 863-557-5465

ABC Accurate Insurance Mart: 813-991-8000

### Important Phone Numbers:

DUKE ENGERY (power): 1-800-700-8744

Xfinity (cable & internet) 1-800-934-6489

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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