

FOR SALE \$19,500: 19 Imperial Drive, Lakeland, FL 33815

PRICE REDUCED



For Sale: \$19,500

Address: 19 Imperial Drive, Lakeland, FL 33815

55+ Community: Imperial Manor

Monthly Lot Rent: \$438.00

Size of Home: Doublewide + Two Bonus Rooms

Year of Home: 1966

2 Beds | 2 Baths | Split Plan | Inside Laundry | XL Corner Lot |

Handicap Accessible | Near Pool and Amenities | Fast 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@MobileHomeShawna.com

Home Overview:

HANDICAP ACCESSIBLE ~ XL CORNER LOT!!

You deserve to soon be enjoying every winter in the warmth of Central Florida as the new owner of this uniquely appointed and smartly expanded 1966 Special. Priced right at \$19,500, and measuring 12x48 and 12x21, plus the additions of the two Florida rooms, this home will provide an approximate total of 1120 square feet of interior living space, with two bedrooms and two bathrooms. It is in very good condition, immediately available, and will be sold unfurnished (appliances will be included), so you may quickly begin to make this your home, with your own familiar furnishings. You'll have a multitude of storage options throughout the interior, and outside, a solidly constructed chair ramp leading into the main entry door. Your new home is ready and waiting for you on a large corner lot in the NO-PET section in Imperial Manor of Lakeland, a very active, enjoyable, and inviting 55+ adult seasonal community. The low monthly lot rent of \$438 includes water, lawn care, and use of park amenities. This very charming home was built to last and could be your very own snowbird getaway! Call today and let us help you make it yours!

SPECIAL COMMUNITY NOTICE: Imperial Manor is a seasonal "Snowbird" community, and all new residents will be limited up to seven months of residency per year. Every occupant must be age 55+. Imperial Manor requires that all residents have a minimum monthly income of \$2,800 and a minimum credit score above 700. Imperial Manor does not allow golf carts, motorcycles, and this home is in the pet free section of the community.

Community Overview:

Imperial Manor of Lakeland is a well maintained, family owned, 55+ adult, seasonal (*All new residents are restricted to no more than seven months per year occupancy*) community, conveniently located close to all the best of Central Florida. Amenities at Imperial Manor include clubhouse, pool, shuffleboard, billiards, and library. You will stay active with a long list of activities, including holiday celebrations, dinners, pot lucks, coffee hour, bingo, cards, dominoes, scheduled travel outings; you will always have something planned! Imperial Manor is only three miles from downtown Lakeland, and there is a city bus stop conveniently located outside the community entrance! Within minutes of Imperial Manor, residents have everything they need: shopping centers, restaurants, medical facilities, houses of worship, museums, festivals, flea markets, antique shops, too much to list! A short distance from Lakeland, you will have easy access to the Tampa and Orlando metro areas, and everything they have to offer, like international airports, cruise terminals, major league sports teams, world renowned beaches and attractions, unbelievable! Consider joining the satisfied residents of Imperial Manor, where friends and neighbors are living the good life!



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 kitchen with eat-in area, 10×11 dining room, 9×11 living room, 9×11 back bedroom, 9×12 front bedroom, 10×15 raised Florida room, 10×15 ground level Florida room/laundry room

BEDROOMS: Back bedroom has two standard closets and built-in dresser; Front bedroom has two standard closets, built-in desk, wall storage, and updated windows

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

INTERIOR: Central A/C, three lighted ceiling fans, pantry cabinet in kitchen, hallway filled with upper and lower storage, some window treatments

FLOORING: Vinyl in kitchen and raised Florida room; laminate in dining room, living room, and center bathroom; carpet in front bedroom; ceramic tile in hall bathroom

EXTERIOR: White metal siding, coated metal roof, carport, expanded driveway, chair ramp up to main entry door, large corner lot, lot location in PET-FREE section

Items Included:

KITCHEN: Refrigerator, Kenmore range

LAUNDRY ROOM/LOWER FLORIDA ROOM: Whirlpool washer and dryer

OTHER: Lighted ceiling fan in living room, lower Florida room, and front bedroom

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 and trash): 863-834-9535

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

Lot Rent Includes: Water and Mowing

***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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