

FOR SALE \$27,500: 1990 Michigan Court #83, Frostproof, FL 33843

PRICE REDUCED



For Sale: \$27,500

Address: 1990 Michigan Court #83, Frostproof, FL 33843

55+ Community: Lakemont Ridge Home and RV Park

Monthly Lot Rent: \$500.00

Size of Home: Park Model

Year of Home: 1984

1 Bed | 1 Bath | Double Driveway | Near Amenities and Entrance | Mostly Furnished | A Must See ~ Quick 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:

You'll soon be living the good life as the new owner of this smartly designed and very appealing 1984 Single Wide Home. Priced right at \$27,500, and measuring 12x35, this home will provide an approximate total of 420 square feet of interior living space, with one bedroom and one bathroom. It is in good condition, immediately available, and will be sold mostly furnished, so you will have a head start on moving day! Your new home is located in Lakemont Ridge Home & RV Park of Frostproof, a resort-like 55+ adult community in the heart of Central Florida. The monthly lot rent of \$500 (or only \$400x12 for those six month seasonal snowbirds) includes water, sewer, trash removal, and lawn mowing. You're going to love living here! Call today and let us help you make it yours! **COMMUNITY INFORMATION:** All resident applicants must pass credit check and background check. Two dogs per home permitted, any dog over 75 pounds subject to management approval. Some of the prohibited breeds include pit bull, rottweiler, Doberman, mastiff, and chow. Indoor cats are welcome.

Community Overview:

Lakemont Ridge Home & RV Park of Frostproof is a very well maintained, pet friendly, 55+ adult community, located in the heart of Central Florida. Amenities include the nightly gated entry, clubhouse, recreation hall, pool, fitness center, game room, library, shuffleboard, bocce ball, pickle ball, horseshoes, corn hole, dog walk areas, laundry facility, fee charged RV and boat storage, and more. You will stay active with a long list of activities, including exercising, dancing, biking, bingo, dinners, pot lucks, ice cream socials, live entertainment, crafts, cards, golf outings, non-denominational church service, and holiday celebrations. Within minutes of Lakemont Ridge, residents can get to Lake Wales and Avon Park where there's shopping, restaurants, medical facilities, houses of worship, museums, festivals, flea markets, antique shops, more than you could expect! From Frostproof, you'll have easy access to the Tampa and Orlando metro areas (65 miles each), 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 Lakemont Ridge Home & RV Park; you will love it here!



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: Efficiently arranged pass-through kitchen, 8×11 living room, 8×11 bedroom

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

BEDROOM: Standard closet, built-in lower drawers, and built-in chest of drawers

INTERIOR: Mini-Split A/C unit, two lighted ceiling fans, breakfast bar in kitchen, built-in TV stand in living room, hall closet

FLOORING: Ceramic tile in kitchen, dining area, living room, and bedroom; laminate in bathroom

EXTERIOR: Gray vinyl siding with white trim, off-street parking on double wide concrete driveway

Items Included:

KITCHEN: Frigidaire refrigerator, GE range, Magic Chef microwave

DINING AREA: Table, four chairs

LIVING ROOM: Lighted ceiling fan

BEDROOM: Full size bed, two chairs, lighted ceiling fan

Home Insurance:

Dutch Insurance: 863-557-5465

Barfield Insurance: 863-293-5400

Faneuf Insurance: 863-676-7800

Important Phone Numbers:

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

Comcast/Xfinity (cable & internet) 1-800-266-2278

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

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.



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