

# FOR SALE \$24,000: 2012 Scenic View Pass, Lakeland, FL 33810



**For Sale:** \$24,000

**Address:** 2012 Scenic View Pass, Lakeland, FL 33810

**55+ Community:** Scenic View

**Monthly Lot Rent:** \$530.00

**Size of Home:** Park Trailer + Screen Room

**Year of Home:** 1984

1 Bed | 1 Bath | 2 Sheds (One Has Laundry) | Central AC |  
Furnished | A Picture Perfect ~ Must See Home

**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**

### Home Overview:

#### **GORGEOUS AND FURNISHED TOO ~ A MUST SEE HOME!!**

This 1984 American Traveler has all it takes to soon be your personal slice of paradise! Priced right at \$24,000 and measuring 12x35, plus the 8x20 screen room, this home will provide an approximate total of 580 square feet of enjoyable living space, with one bedroom and one bathroom. It is in outstanding condition, immediately available, and will be sold fully furnished, so you will have an easy time on moving day. Outside, you'll have plenty of room for your extra things in either of the two storage sheds (one with washer and dryer). Your next home is located in Scenic View Mobile Home Park, a very neighborly age 55+ community near all the best of North Lakeland. Scenic View is conveniently close to all services with the option of walking to Walmart, Planet Fitness, a variety of restaurants, and so much more! The monthly lot rent of \$530 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:** Limit of two adults per home, with one age 55+, and other age at least 45+. Pets permitted with 40# limit for dogs. Home ownership requires all resident applicants to submit an application, consenting to a background and credit check. Proof of income required, which must be at least 2.5 times monthly lot rent.

### Community Overview:

Scenic View Mobile Home Park of North Lakeland is an ideally located, affordable, and PET FRIENDLY (two pets per home permitted, 40# limit, breed restrictions apply) 55+ community. The monthly lot rent includes water, sewer, and trash removal. Minutes away from Scenic View: shopping centers, restaurants, places of worship, medical facilities, museums, festivals, flea markets, antique shops, and more. Walmart, Planet Fitness, and several restaurants are within walking distance for some! A short drive from Lakeland will bring you to the metro areas of Tampa-St. Pete and Orlando, including international airports, cruise terminals, major league sports teams, world renowned beaches and attractions- Central Florida has it all! Consider joining the satisfied residents of Scenic View, where friends are neighbors!



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:** Conveniently arranged eat-in kitchen, 10×11 living room, 8×9 bedroom, 8×20 screen room

**BATHROOM:** Combination tub/shower, single vanity, and medicine cabinet

**INTERIOR:** Central A/C, three ceiling fans, wall of storage options in bedroom, hall closet, built-in TV stand in living room, sliding door between living room and screen room

**FLOORING:** Newer laminate in kitchen, dining area, living room, and bedroom; vinyl in bathroom

**EXTERIOR:** Ivory metal siding with brown trim, off street parking on long driveway, two unattached storage sheds: 6×6 and 5×7 with washer and dryer

## Items Included:

**KITCHEN:** GE refrigerator, Brown gas range, microwave

**DINING AREA:** Table, two chairs, lighted ceiling fan

**LIVING ROOM:** Loveseat, chair, coffee table, end table, floor lamp, table lamp

**BEDROOM:** Queen bed, chair, nightstand

**SCREEN ROOM:** Table, two patio chairs, lighted ceiling fan

**STORAGE SHED:** Washer and dryer

### \*\*\*Land Lease Mobile Home Closing Costs:

**6 percent Florida Sales Tax, \$50.00 County Tax, \$275 Title and Registration Transfer, \$395 Closing Fee**

### Important Phone Numbers:

Lakeland Electric (power): 863-834-9535

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

Water, Sewer, Trash, Mowing: Included With Lot Rent

### 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

Cypress Insurance: 863-326-1885      Magnuson Insurance: 863-606-5147

### **DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE**

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