FOR SALE $59,999: 202 Stillwater Road, Winter Haven, FL 33881

For Sale: $59,999
Address: 202 Stillwater Road, Winter Haven, FL 33881
55+ Community: Colony Club Mobile Estates
Monthly Lot Rent: $475.00

Size of Home: Doublewide + Screen Room
Year of Home: 1981
2 Beds | 2 Baths | Shed With Laundry Hook-ups | XL Back Yard | NEW in Sept 2023: Flooring, Interior Paint, Central AC Unit!!

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:

RECENT UPDATES from September 2023 include the freshly painted interior, the laminate flooring and the Goodman central A/C unit! You are going to love living in this comfortably spacious and freshly updated 1981 Double Wide. Priced right at $59,999, and measuring 23×44, plus the 12×16 screen room, this home will provide an approximate total of 1200 square feet of enjoyable living space, with two bedrooms and two bathrooms. It is move-in ready, immediately available, and will be sold unfurnished, so you will have an easy time of quickly making this YOUR home, with your own familiar furnishings. Inside, the laminate flooring has been replaced throughout, and outside, you will unlimited fresh air and sunshine in the expansive private back yard. Your new home is located on a perimeter lot on a low traffic street in Colony Club Mobile Home Estates of Winter Haven, a very friendly and affordable 55+ community in the heart of Central Florida. The monthly lot rent of $475 includes use of park amenities. This one has all the potential to be your forever home; call today and make it yours!

NOTICE: Colony Club requires that all residents have a minimum monthly income of $2,000 and a minimum credit score of 700. Home owners are responsible to pay for electric, water, sewer, trash removal, and lawn mowing. Up to two pets (25 pound limit) per household are permitted.

Community Overview:

Colony Club Mobile Home Estates is a pet friendly, very well maintained 55+ adult community, conveniently located close to all the best of Central Florida. Amenities include clubhouse, shuffleboard, billiards, and library. You will stay active with a long list of activities, including bingo, cards, coffee and doughnuts, dinners, pot lucks, cookouts, game nights, musical events, and holiday celebrations. Within minutes of Colony Club, residents have everything they need: shopping centers, restaurants, medical facilities, houses of worship, museums, festivals, flea markets, antique shops, Lego Land, too much to list! From Winter Haven, you'll 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 Colony Club, where every neighbor is a friend!

Home Features:

INTERIOR LAYOUT: Wide open and bright kitchen, 8×8 dining room, huge 12×23 living room, 11×13 master bedroom, 9×11 guest bedroom, 12×16 screen room

KITCHEN: Pantry closet, breakfast bar, and built in desk

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

INTERIOR: Newer (Sept 2023) central A/C, freshly painted throughout, three ceiling fans, built in hutch and lower cabinets in dining room, wall of upper and lower storage in living room, some window treatments

FLOORING: Recently installed laminate throughout interior

EXTERIOR: Ivory metal siding with peach trim, metal roof, carport, 8×11 attached storage shed with laundry hookups, huge private back yard with wooded view, perimeter lot on low traffic street

Items Included:

KITCHEN: RCA refrigerator

STORAGE SHED/LAUNDRY ROOM: Washer and dryer hookups (only), laundry sink, work bench, shelving

OTHER: Lighted ceiling fan in each bedroom, standard ceiling fan in living room

Home Insurance:
ABC Accurate Insurance Mart: 813-991-8000
Dutch Insurance: 863-557-5465
Barfield Insurance: 863-293-5400

Important Phone Numbers:
TECO (power): 1-888-223-0800
City of Winter Haven (water, sewer, trash): 863-291-5678
Spectrum (cable & internet) 1-855-222-0102

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

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