

**FOR SALE \$59,900: 207 Grove Avenue, Winter Haven, FL 33884**



**For Sale:** \$59,900

**Address:** 207 Grove Avenue, Winter Haven, FL 33884

**55+ Community:** Lake Fox Village

**Monthly Lot Rent:** \$566.77

**Size of Home:** Doublewide + FL Room

**Year of Home:** 1992

2 Beds | 2 Baths | Inside Laundry | Mostly Furnished | First Time  
On The Market: A One Owner, Pet and Smoke Free 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@MobileHomeShawna.com](mailto:Shawna@MobileHomeShawna.com)**

### **Home Overview:**

#### **SUPER SPACIOUS ONE OWNER HOME-FIRST TIME ON THE MARKET!**

You deserve your very own slice of Florida paradise, and that's what you'll have as the new owner of this especially well-maintained and super spacious 1982 Homes of Merit! Priced right at \$59,900, and measuring 26x60, plus the 12x19 Florida room, this home will provide approximately 1780 square feet of enjoyable living space, with two bedrooms and two bathrooms. The open floor plan, including the huge living room and the family room with wet bar, offers many options for leisure living! The home is in excellent condition, immediately available, and will be sold mostly furnished, so you will have an easy time on moving day! Your new home is located in Lake Fox Village of Winter Haven, a very active, friendly, and well managed 55+ adult community in the heart of Central Florida. The monthly lot rent of \$566.77 includes use of park amenities. The annual pass-on tax is \$582.73. This tremendous home has been well cared for by its original owners since new and has always been pet-free and smoke-free! This one has everything it takes to be your happy place for years to come! Call today and let us help you make it yours!

### **Community Overview:**

Lake Fox Village of Winter Haven is a conveniently located, affordable, and pet friendly (two pets per household, 25# limit), 55+ community in the heart of Central Florida, on the shore of picturesque Lake Fox. Amenities at Lake Fox Village include clubhouse, pool, and shuffleboard, access to Lake Fox, boat ramp, and secure mail center. The clubhouse is the center of activity: many social events, dinners, holiday celebrations, games, and more. Minutes away from Lake Fox Village: shopping centers, restaurants, houses of worship, medical facilities, museums, festivals, flea markets, antique shops, Legoland Florida, all that and more! A short drive from Winter Haven will bring you to the metro areas of Tampa-St. Pete and Orlando, including international airports, cruise terminals, Interstate highways, major league sports teams, world renowned beaches and attractions- Central Florida has it all! Consider joining the satisfied residents of Lake Fox Village, where your neighbors are your friends!



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:** Open and inviting kitchen, 8×9 dining room, huge 14×24 living room, 12×13 family room with wet bar, 12×19 Florida room, 13×13 master bedroom with standard closet and XL linen closet, 12×12 guest bedroom with walk-in closet, laundry room at side entry

**BATHROOMS:** Spacious master has XL double vanity with make-up station, garden tub, walk-in shower, and linen closet; guest bath has combination tub/shower, single vanity, medicine cabinet, and wall cabinet

**INTERIOR:** Central A/C (including into addition), five ceiling fans, center island/breakfast bar and walk-in pantry in kitchen, built-in hutch in dining room, built-in entertainment center in family room, small sink and storage in wet bar area, upper cabinets and closet in laundry room, window treatments throughout

**FLOORING:** Vinyl in kitchen; carpet in dining room, living room, family room, Florida room, master bathroom, and each bedroom; laminate in guest bathroom

**EXTERIOR:** White vinyl siding, asphalt shingle roof, 9×12 attached storage shed with two doors, carport, 7×12 covered patio behind shed

## Items Included:

**KITCHEN:** GE refrigerator, surface range, and dishwasher, Kitchen Aid wall oven, Panasonic microwave

**DINING ROOM:** Table, six chairs

**LIVING ROOM:** Sofa, loveseat, rocker, two chairs, coffee table, three end tables, three table lamps, ceiling fan

**FAMILY ROOM:** Two rockers, ottoman, ceiling fan

**FLORIDA ROOM:** Lighted ceiling fan

**MASTER BEDROOM:** Full size bed, dresser with mirror, chest of drawers, nightstand, three table lamps, lighted ceiling fan

**GUEST BEDROOM:** Lighted ceiling fan

**LAUNDRY ROOM:** GE washer, Roper dryer

**STORAGE SHED:** Work bench, shelving

## Important Phone Numbers:

TECO (power): 1-888-223-0800

Republic Services (trash): 863-665-1489

City of Winter Haven (water & sewer): 863-291-5678

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

## 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

## \*\*\*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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