

FOR SALE \$49,900: 211 Grove Avenue, Winter Haven, FL 33884



For Sale: \$47,500

Address: 211 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: 1988

2 Beds | 2 Baths | Shed With Laundry | Fully Furnished |

Newer AC Lot | Unique Layout | Immediate 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 have your very own piece of Florida paradise as the new owner of this comfortably spacious and well maintained 1988 Fuqua. Priced right at \$49,900, and measuring 27x38, plus the 11x13 Florida room, this home will provide approximately 1160 total square feet of interior living space, with two bedrooms, two bathrooms, and a unique floor plan. It is in very good condition, immediately available, and will be sold fully furnished, so practically everything you'll need for leisure living is already in place! 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 one has all it takes to be THE one for you! 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 (2 small pets under 25 pounds allowed per home) 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 ♦ Visit Our Website: www.MobileHomeSpot.com

Home Features:

INTERIOR LAYOUT: Modern pass-through kitchen, 7×11 dining room, 16×17 living room, 11×13 Florida room with vinyl windows, split bedroom floor plan: 11×13 master bedroom and 9×13 guest bedroom

KITCHEN: Center island, pantry closet, and high-top breakfast bar

BATHROOMS: Mostly updated master has beautiful tiled walk in shower, single vanity, and medicine cabinet; guest bathroom has combination tub/shower and single vanity

INTERIOR: Newer central A/C, four lighted ceiling fans, standard closet in each bedroom, hall closet, window treatments throughout

FLOORING: Laminate in kitchen and dining room; carpet in living room and each bedroom; vinyl in Florida room and each bathroom

EXTERIOR: Lime green vinyl siding, asphalt shingle roof, long carport, 8×8 attached storage shed with laundry

Items Included:

KITCHEN: Whirlpool refrigerator, range, and built-in microwave, GE dishwasher, pots and pans, dishware, silverware, utensils, two stools

DINING ROOM: Table, sofa table, lighted ceiling fan

LIVING ROOM: Sofa, two chairs and ottoman, three end tables, two table lamps, floor lamp, TV and stand, lighted ceiling fan

MASTER BEDROOM: Queen bed, dresser with mirror, two night stands, table lamp, floor lamp, sofa table, lighted ceiling fan

GUEST BEDROOM: Queen bed, dresser with mirror, chest of drawers, lighted ceiling fan

FLORIDA ROOM: Patio loveseat and four chairs, table, end table, table lamp, TV and stand

STORAGE SHED/LAUNDRY ROOM: Kenmore washer, Amana dryer, 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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