

FOR SALE \$56,500: 21632 State Road 54 Lot 165, Lutz, FL 33549

PRICE REDUCED



For Sale: \$56,500

Address: 21632 State Road 54 Lot 165, Lutz, FL 33549

All Age Community: Winter Quarters Pasco RV Resort

Monthly Lot Rent: \$791.00

Size of Home: Park Model + Addition

Year of Home: 2011

1 Bed + Den | 1 Bath | Inside Laundry | Spacious Corner Lot |
Shed + Carport | Newer AC | Furnished | Quick Move In

Listing Agents: Traci Johns and Kimberly Orr

Phone: 404-729-5261 or 813-210-6577

CONTACT US TODAY!

Traci Johns: 404-729-5261 (call or text)

Kim Orr: 813-210-6577 (call or text)



Email: Traci@MobileHomeTraci.com

Email: Kim@MobileHomeKim.com

Home Overview:

You will know you're home as soon as you step inside this picture perfect, cute and cozy 2011 Park Model. Priced right at \$56,500, this exceptionally well maintained home will provide an approximate total of 480 square feet of interior space, including the addition of the den/laundry room. It is in excellent condition, immediately available, and will be sold furnished, so moving day will be quick, easy, and stress free. Outside, the covered front porch will provide the ideal place for fresh air and a warm breeze. This very special home is waiting for you on a corner lot with a plethora of sub-tropical landscaping in Winter Quarters Pasco RV Resort of Lutz, an all age resort-like community close to all the best of Central Florida. The monthly lot rent of \$791 includes water, sewer, trash removal, and lawn care. You deserve to have your slice of paradise! Call today and let us help you make it yours!

Community Overview:

Winter Quarters Pasco RV Resort of Lutz provides its residents a delightfully fun and active Central Florida lifestyle. At Winter Quarters, large dogs are accepted, with no breed restrictions; management approval is required for more than two pets in household. Amenities at all age, pet friendly Winter Quarters include clubhouse, business center, pool, spa, shuffleboard, horseshoe pits, ladder golf, bocce ball, community grill, game room, laundry facility, dog park, lake fishing, and more! You will always have something on your schedule! Winter Quarters' fantastic location is right around the corner from a variety of restaurants, shopping centers, and medical facilities. Within a short drive: countless golf courses, world class beaches (Clearwater Beach, Honeymoon Island), renowned attractions (Busch Gardens, Seminole Hard Rock Hotel and Casino, etc.), international airports, cruise terminals, major league sports teams, awe inspiring state parks, museums; it is all right here! Whether you are a seasonal snowbird or year-round resident, your future neighbors at Winter Quarters are waiting to welcome you to the community!



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, 7×7 dining area, room, 10×11 living room, 8×9 bedroom, 11×11 den/home office/laundry room

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

BEDROOM: Standard size mirrored closet, built in chest of drawers, and pocket door

INTERIOR: Recently replaced central A/C, two ceiling fans, pantry cabinet in kitchen, built in TV stand and upper cabinets in living room, sliding screen on front door, window blinds throughout

FLOORING: Vinyl in kitchen and bathroom; carpet in dining area, living room, bedroom, laminate in den/laundry room

EXTERIOR: Green vinyl siding with white trim, asphalt shingle roof, carport, 5×10 covered front porch with composite decking, 6×6 unattached storage shed, privacy fence/park boundary across street

Items Included:

KITCHEN: Whirlpool refrigerator, range, and microwave

DINING ROOM: Table, two chairs, XL hutch, chandelier

LIVING ROOM: Sofa, coffee table, ceiling fan

BEDROOM: Queen bed, ceiling fan

DEN/LAUNDRY ROOM: Sofa, GE washer and dryer, folding table (built in)

FRONT PORCH/EXTERIOR: End table, two chairs

Home Insurance:

Giella Insurance Agency: 813-782-2915

ABC Accurate Insurance Mart: 813-991-8000

Black's Insurance: 813-752-5225

Dutch Insurance: 863-557-5465

Barfield Insurance: 863-293-5400

Important Phone Numbers:

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

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

Skyweb (internet service): 1-866-5SKYWEB

*Frontier (phone & internet at select sites): 1-800-921-8101

Ask Winter Quarters Office about TV and Internet Service

***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

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