FOR SALE $25,000 21632 State Road 54 Lot 249, Lutz, FL 33549



For Sale: $25,000
Address: 21632 State Road 54 Lot 249, Lutz, FL 33549
All Age Community: Winter Quarters Pasco RV Resort
Monthly Lot Rent: $902.00

Size of Home: Park Model + Screen Room + Covered Patio
Year of Home: 1986
1 Bed | 1 Bath | HUGE Private Lot In A Unique Location | Furnished | Filled With Interior Updates

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)* *Email:* **Traci@MobileHomeTraci.com**
Kim Orr: 813-210-6577 *(call or text)* *Email:* **Kim@MobileHomeKim.com**



Home Overview:

You'll know you are looking at your new home as soon as you see this uniquely situated and nicely updated 1986 Fuqua Park Model. Priced right at $25,000, and measuring 12×36, plus the 8×24 screen room addition, the home will provide an approximate total of 620 square feet of enjoyable living space, with one bedroom and one bathroom. It is in great condition, immediately available, and will be unfurnished. Your new home is ready and waiting for you on a perimeter lot at the end of a cul-de-sac with an XL back yard and lots of surrounding open space 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 $902 includes water, sewer, trash removal, and lawn care. This one has all it takes to be your own private oasis! Call today and let us help you make it yours! ***Some of the RECENT UPDATES include:***___Newer Rubber Roof and Gutter Guards___Newer Paver Driveway___Vinyl plank (laminate) flooring Interior paint___Painted cabinets in kitchen, bathroom, and bedroom___Refrigerator, range, and microwave___Kitchen sink, faucet, and resurfaced counter tops___Bathroom tub/shower, resurfaced counter tops, and light fixture

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 eat-in kitchen, 11×11 living room, cozy 9×9 bedroom, 8×24 screen room

BEDROOM: Two standard closets, built-in drawers, and door to back yard

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

INTERIOR: Central A/C unit, two lighted ceiling fans, pantry cabinet in kitchen, standard closet and linen closet in hall, window treatments throughout

FLOORING: Laminate throughout

EXTERIOR: White and aqua vinyl siding, newer rubber roof, 8×11 covered patio behind screen room, off street parking, cul-de-sac perimeter lot with private back yard and open side yard, glimpse of water across street

Items Included:

KITCHEN: Whirlpool refrigerator and range, GE microwave, two bar stools

LIVING ROOM: Lighted ceiling fan

BEDROOM: TV, lighted ceiling fan

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

Home Insurance:

Barfield Insurance: 863-293-5400
Black's Insurance: 813-752-5225
Kin Insurance: 855-717-0022
Cypress Insurance: 863-326-1885
Reliable Insurance Inc: 386-888-1399
Hometown Insurance: 386-736-1000
George Franklin Insurance: 863-682-4434
Magnuson Insurance: 863-606-5147

***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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