

FOR SALE \$38,900 21632 State Road 54 Lot 251, Lutz, FL 33549



For Sale: \$38,900

Address: 21632 State Road 54 Lot 251, Lutz, FL 33549

All Age Community: Winter Quarters Pasco RV Resort

Monthly Lot Rent: \$902.00

Size of Home: Park Model + Attached Carport

Year of Home: 2000

2 Beds | 1 Bath | Corner Lot | XL Shed With Laundry |

Furnished | Super Cute ~ Well Maintained ~ Newer Roof

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:

FURNISHED TWO BEDROOM SHOWPLACE ON XL CORNER LOT!

You'll soon have your very own slice of Central Florida paradise as the new owner of this super pretty and well maintained 2000 Chariot Hawk Lite Park Model, Priced right at \$38,900, and measuring 12x44, the home will provide approximately 520 square feet of interior living space, with one-two bedrooms and one bathroom. It is in excellent condition, immediately available, and will be sold furnished, so moving day will be quick and easy! Inside, the multi-purpose bonus room may be used as a guest bedroom, home office, or a living room expansion! Outside, you'll have a large storage shed complete with a washer and dryer. This tremendous home is ready and waiting for you on an XL corner lot close to the community entrance and amenities in Winter Quarters Pasco RV Resort of Lutz, an all-age resort-like community in a popular location close to the best of Central Florida. At Winter Quarters, large dogs are accepted, with no breed restrictions; management approval is required for more than two pets in household. The monthly lot rent of \$902 includes water, sewer, trash removal, and lawn care. This one could sure be the one you've been searching for! Call today and let us help you make it yours! **ONE MORE THING: The asphalt shingle roof was replaced in August 2020!**

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: Open and bright eat-in kitchen, 9×11 living room, 7×9 guest bedroom/home office, 8×9 original bedroom

BEDROOM: Standard closet, built-in chest of drawers, nightstand, upper cabinets, and two wall lamps

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

INTERIOR: Central A/C, two lighted ceiling fans, wall of built-in storage in guest bedroom/home office, window treatments throughout

FLOORING: Vinyl in kitchen and bathroom; laminate in living room and each bedroom

EXTERIOR: Mint green vinyl siding with dark green and white trim, newer (2020) asphalt shingle roof, carport, XL corner lot

Items Included:

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

DINING AREA: Table, four chairs, chandelier

LIVING ROOM: Sofa sleeper, two end tables, lighted ceiling fan

ORIGINAL BEDROOM: Queen bed, lighted ceiling fan

STORAGE SHED/LAUNDRY ROOM: Roper washer and dryer, shelving

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

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

Cypress Insurance: 863-326-1885

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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