

FOR SALE \$73,000 21632 State Road 54 Lot 28, Lutz, FL 33549

PRICE REDUCED



For Sale: \$73,000

Address: 21632 State Road 54 Lot 28, Lutz, FL 33549

All Age Community: Winter Quarters Pasco RV Resort

Monthly Lot Rent: \$935.00

Size of Home: Park Model + Water View Deck

Year of Home: 2019

2 Beds | 1 Bath | Inside Laundry | Covered Front Porch | Elite Waterfront Location | Fully Furnished | Fast 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)



Email: Traci@MobileHomeTraci.com

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

Email: Kim@MobileHomeKim.com

[Home Overview:](#)

JUST LIKE NEW-PRIME WATER VIEW LOCATION-FULLY FURNISHED TOO!

You will know you have made it home as soon as you see this newer water front 2019 Clayton Park Model home. Priced right at \$73,000, and measuring 13x37, this beach themed home will provide approximately 480 square feet of enjoyable living space, with two bedrooms and one bathroom. It is in excellent condition, immediately available, and will be sold fully furnished, so moving day will be quick and easy! Outside, the raised front porch and the back deck with the priceless lake view will be the ideal relaxation locations. Your new home is located on an elite lot overlooking Lake Lorrie, very near the community clubhouse and park entrance 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 \$935 includes water, sewer, trash removal, and lawn care. You deserve to have your very own showplace, so call today and let us help you make it yours! **RECENT**

UPDATES: Walk in shower (2022); Kitchen counter tops, refrigerator, washer and dryer, raised deck overlooking lake (2021)

[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, 8×12 living room, 7×9 bedroom with water view, 7×9 guest bedroom, centrally located laundry closet with stacked washer and dryer

BATHROOM: Walk-in shower, medicine cabinet, and single vanity

BACK BEDROOM: Standard closet

GUEST BEDROOM: Built in chest of drawers, night stand with electric and USB ports, clothes rod, wall lamp

INTERIOR: Central A/C, XL stainless farmhouse sink and Corian counter tops in kitchen, recessed lighting in most rooms, built in linen cabinet in hall, pocket doors into bathroom and each bedroom, finished walls throughout, some window treatments

FLOORING: Easy to clean vinyl throughout

EXTERIOR: Olive green cement fiber siding with white trim, asphalt shingle roof, 7×12 raised front porch, 7×13 back deck with lakeview, off street parking on long concrete driveway, semi-private back yard, elite lot overlooking Lake Lorrie and very near clubhouse and community entrance

Items Included:

KITCHEN: Samsung refrigerator, Frigidaire range, dishwasher, and microwave

DINING AREA: Table, four chairs, chandelier

LIVING ROOM: Sofa, desk and chair, bookcase, end table, TV, lighted ceiling fan

BACK BEDROOM: Queen bed, chest of drawers, night stand, table lamp, lighted ceiling fan

GUEST BEDROOM: Full size bed

LAUNDRY CLOSET: Stacked GE washer and dryer

FRONT PORCH: Two patio chairs, end table, lighted ceiling fan

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

Great care and consideration has been taken in the accumulation of listing information. All information herein is considered true, accurate, complete, and current. Mobile Home Spot, Inc., assumes no responsibility for errors, inaccuracies, or omissions. No warranties, expressed or implied, are provided for the data, its use, or interpretation. The user of this service assumes full responsibility for obtaining and verifying lot rent, fees, pass-on costs, rules, regulations, pet policies, closing costs, etc., associated with any community, park, or home represented here. Mobile Home Spot, Inc. highly recommends the performance of an inspection of any home represented here, most preferably by a professional home and termite inspector. User's due diligence is required. Utilization of this search service indicates understanding and acceptance of these statements by the user.



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