

# FOR SALE \$9,600: 234 Inman Drive, Lakeland, FL 33815



**For Sale:** \$9,600

**Address:** 234 Inman Drive, Lakeland, FL 33815

**55+ Community:** Colonial Mobile Home Village

**Monthly Lot Rent:** \$834.00

**Size of Home:** Singlewide Plus XL Addition

**Year of Home:** 1971

2 Beds (possible 3rd) | 1 Bath | Laundry At Unit | 3 Sheds |

Partly Furnished | Corner Lot | Must See ~ AC Unit 2024 Install

**Listing Agent:** Shawna Kemp

**Phone:** 863-450-7519 or 863-272-7200

**Email:** shawna@mobilehomeshawna.com

## CONTACT US TODAY!

**Shawna Kemp: 863-450-7519** (call or text)

**Email: Shawna@MobileHomeShawna.com**

### Home Overview:

#### **\*\*IMMEDIATE MOVE IN WITH NEWER AC!\*\***

Welcome to your new home, this smartly expanded 1971 Baird with a long list of bonus features. Priced to sell at \$9,600, and measuring 12x56, plus the 9x18 Florida room and 9x11 bonus room, this home will provide an approximate total of 930 square feet of interior living space, with two bedrooms and one bathroom. It is in good condition, ready for quick move-in, and will be sold partially furnished, so you can quickly feel right at home! Outside, you will have a variety of storage options, including the laundry shed, tool shed, and potting shed. The raised covered deck with the high-top bar will be the ideal place for a cold drink and a warm breeze. Your new home is located on a large corner lot in Colonial Mobile Home Village of Lakeland, a very friendly and well maintained 55+ adult gated community in the heart of Central Florida. The low lot rent of \$834 includes water, sewer, trash removal, and pass-on tax. Residents are permitted one pet per household, with a 20# limit. A \$100 fee (per pet) will be applied. This one could be the one for you; call today and let us help you make it yours

### Community Overview:

Colonial Mobile Home Village of Lakeland is an ideally located, affordable, and friendly 55+ community. Residents are permitted one pet per household, 20# limit. A \$100 fee (per pet) will be applied. Activities include shuffleboard, year round bingo, coffee & doughnuts; living here is enjoyable and fun! You will always feel safe within the community, because it is gated-24/7! The ultra low lot rent at Colonial includes water, sewer, and trash removal, and one small pet is permitted. Within minutes: Kelly Recreation Center, shopping centers, many restaurants, places of worship, medical facilities, museums, festivals, flea markets, antique shops, and more. A short drive 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- Central Florida has it all! Consider joining the satisfied residents of Colonial Mobile Home Village, where friends are neighbors!



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

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## Home Features:

**INTERIOR LAYOUT:** Open and bright eat-in kitchen, 12×12 living room, 11×11 back bedroom with standard closet, 8×9 guest bedroom, 9×18 Florida room with glass windows, 9×11 den/bonus room/possible third bedroom

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

**INTERIOR:** Newer (2024) central A/C, window treatments throughout

**FLOORING:** Vinyl in kitchen, Florida room, and guest bedroom; laminate in living room; carpet in back bedroom; ceramic tile in bathroom

**EXTERIOR:** Beige metal siding with light brown trim, metal roof, carport, 8×9 raised covered deck with high-top bar, 6×8 laundry shed, 4×6 unattached tool shed, 5×6 potting shed/covered storage area, bonus private outdoor space, large corner lot

## Items Included:

**KITCHEN:** GE refrigerator, Whirlpool range, microwave with cart

**LIVING ROOM:** Loveseat, recliner, ceiling fan

**LAUNDRY ROOM/SHED:** Performa washer, Roper dryer, shelving

## Important Phone Numbers:

Lakeland Electric (power): 863-834-9535

Spectrum (cable & internet) 1-855-222-0102

Lot Rent Includes: Water, Sewer, Trash

## 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, \$275 Title and Registration Transfer, \$395 Closing Fe

## **DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE**

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