

FOR SALE \$79,900: 27 Parkwood Road, Winter Haven, FL 33881



For Sale: \$79,900

Address: 27 Parkwood Road, Winter Haven, FL 33881

55+ Community: Colony Club Mobile Estates

Monthly Lot Rent: \$475.00

Size of Home: Doublewide + Two Bonus Rooms

Year of Home: 1980

2 Beds | 2 Baths | XL Shed | Double Drive | Inside Laundry |
Fully Furnished | Newer AC | Immediate Move In

Listing Agent: Shawna Kemp

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

CONTACT US TODAY!

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

Email: Shawna@MobileHomeShawna.com

Home Overview:

You'll know that your search for your ideal home is over as soon as you step inside this uniquely appointed and super spacious 1980 Fuqua Double Wide. Priced right at \$79,900, and measuring 23x48, plus the additions of the 12x20 Florida room and the third bedroom/home office, this home will provide an approximate grand total of 1730 total square feet of interior living space, with three bedrooms and two bathrooms. The extra guest bedroom could be utilized as a home office, crafts room, or storage room! It is in very good condition, immediately available, and will be sold fully furnished, so you will have a generous head start on moving day. Your new home is located in Colony Club Mobile Home Estates of Winter Haven, a very friendly and super affordable 55+ community in the heart of Central Florida. The monthly lot rent is \$475, one of the best rates in the entire area. This one has all it takes to be a happy home for many years; call today and make it yours!

SPECIAL NOTE: Colony Club requires that all residents have a minimum monthly income of \$2,000 and a minimum credit score of 700. Home owners are responsible to pay for electric, water, sewer, trash removal, and lawn mowing. Up to two pets (25 pound limit) per household are permitted.

Community Overview:

Colony Club Mobile Home Estates is a pet friendly, very well maintained 55+ adult community, conveniently located close to all the best of Central Florida. Amenities include clubhouse, shuffleboard, billiards, and library. You will stay active with a long list of activities, including bingo, cards, coffee and doughnuts, dinners, pot lucks, cookouts, game nights, musical events, and holiday celebrations. Within minutes of Colony Club, residents have everything they need: shopping centers, restaurants, medical facilities, houses of worship, museums, festivals, flea markets, antique shops, Lego Land, too much to list! From Winter Haven, you'll have easy access to the Tampa and Orlando metro areas, and everything they have to offer, like international airports, cruise terminals, major league sports teams, world renowned beaches and attractions, unbelievable! Consider joining the satisfied residents of Colony Club, where every neighbor is a friend!



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: Wide open and bright kitchen, 8x9 dining room, 13x22 living room, 12x20 Florida room with glass windows, 11x14 master bedroom with walk in closet, 9x11 guest bedroom with standard closet, 7.5x42 guest bedroom/home office addition with XL walk in closet and two entry doors

BATHROOMS: Large master has walk-in shower, wide double vanity, medicine cabinet, and tall linen cabinet; guest bath has combination tub/shower, single vanity, and medicine cabinet

INTERIOR: Newer (2017) central A/C (including into additions), four ceiling fans, breakfast bar and pantry closet in kitchen, built in wall to wall storage in living room, hall closet, window treatments throughout

FLOORING: Laminate in kitchen, dining room, living room, laundry room, each bathroom, and each original bedroom; carpet in guest bedroom/home office addition

EXTERIOR: White metal siding, roof-over, carport, paved area in front of home for additional parking, 7x15 attached storage shed accessible from Florida room, complete perimeter sidewalk around home, lot location close to clubhouse and park entrance/exit

Items Included:

KITCHEN: Whirlpool refrigerator and dishwasher, GE range, Sharp microwave, two chairs, dishware, silverware, pots and pans, utensils

DINING ROOM: Table, two chairs, two corner hutches

LIVING ROOM: Sofa, two recliners, armoire, coffee table, two end tables, three table lamps, china cabinet, electric fireplace, ceiling fan

MASTER BEDROOM: Queen bed, dresser with mirror, chest of drawers, two night stands, two table lamps, lighted ceiling fan

GUEST BEDROOM 1: Full size bed, dresser with mirror, night stand, two table lamps, lighted ceiling fan

GUEST BEDROOM 2/HOME OFFICE: Desk and chair, chest of drawers, side table, curio cabinet, bookcase

FLORIDA ROOM: Sofa, chair, chest of drawers, china cabinet, patio table and four chairs, ceiling fan

LAUNDRY ROOM: Maytag washer, Whirlpool dryer

STORAGE SHED: Two desks, patio chairs, shelving

Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

Dutch Insurance: 863-557-5465

Barfield Insurance: 863-293-5400

Important Phone Numbers:

TECO (power): 1-888-223-0800

City of Winter Haven (water, sewer, trash): 863-291-5678

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

Land Lease Mobile Home Closing Costs:

6 percent Florida Sales Tax, \$50.00 County Tax, \$375 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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