FOR SALE $25,000: 28 Parkwood Road, Winter Haven, FL 33881

For Sale: $25,000
Address: 28 Parkwood Road, Winter Haven, FL 33881
55+ Community: Colony Club Mobile Estates
Monthly Lot Rent: $570.00

Size of Home: Doublewide + Florida Room
Year of Home: 1972
2 Beds | 2 Baths | Inside Laundry | Mostly Furnished | Handicap Accessible | Newer Roof, AC, Windows, and More

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:

HANDICAP ACCESSIBLE ~ FANTASTIC LOCATION ~ MOSTLY FURNISHED

You could soon have your slice of Sunshine State paradise as the new proud owner of this especially well maintained and updated 1972 Double Wide home. Priced right at $25,000, and measuring 23×48, plus the 10×20 Florida room, this home will provide an approximate total of 1300 square feet of interior living space, with two bedrooms and two bathrooms. It is in very good condition, immediately available, and will be sold mostly furnished, so you will have a generous head start on moving day! It is already handicap accessible, with a solidly built and weather protected chair ramp inside the Florida room. Your next home is located on a corner lot very near the community entrance and clubhouse in Colony Club Mobile Home Estates of Winter Haven, a very friendly and affordable 55+ community in Winter Haven, close to all the best of Central Florida. The low monthly lot rent is $570, one of the best rates in the entire area. This could very well be your Florida Forever home; call today and make it yours! Some of the ***RECENT UPDATES*** include the shingle roof, central A/C unit, most windows, interior paint, flooring, chair ramp, washer, dryer, refrigerator, and range. ***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!

Home Features:

INTERIOR LAYOUT: Conveniently arranged pass-through kitchen, 8×8 dining room, incredible 14×23 living room, 12×14 master bedroom with walk-in closet, 9×11 guest bedroom with standard closet, 10×20 Florida room with glass windows, centrally located laundry room near kitchen

INTERIOR: Newer Central A/C, two ceiling fans, pantry closet in kitchen, built in hutch in dining room, hall closet, window treatments throughout

BATHROOMS: Master has walk-in shower, extra wide double vanity, medicine cabinet, tall linen cabinet, and separate water closet; guest bath has walk-in shower, single vanity, and tall linen cabinet

FLOORING: Updated laminate throughout interior

EXTERIOR: Yellow metal siding with white trim, newer asphalt shingle roof, carport, 7×9 unattached storage shed, corner lot location conveniently close to community entrance and clubhouse

Items Included:

KITCHEN: Whirlpool refrigerator, GE range, Vissani microwave, pots and pans, dishware, silverware, utensils

DINING ROOM: Table, four chairs, bench, chandelier

LIVING ROOM: Loveseat, chair, coffee table, end table, floor lamp, TV and stand, lighted ceiling fan

MASTER BEDROOM: Queen bed, dresser, nightstand, desk, lighted ceiling fan

GUEST BEDROOM: Desk and chair

LAUNDRY ROOM: GE washer, Roper dryer, shelving

FLORIDA ROOM: Table, two chairs, chair ramp

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

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, $375 Title and Registration Transfer, $395 Closing Fee

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

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