FOR SALE $14,900: 305 Mels Drive, Lakeland, FL 33815



For Sale: $14,900
Address: 305 Mels Drive, Lakeland, FL 33815
55+ Community: Colonial Mobile Home Village
Monthly Lot Rent: $834.00

Size of Home: Singlewide With XL Driveway
Year of Home: 1973
2 Beds | 2 Baths | Split Plan | Shed With W/D Hooks | Great Location Inside Community | Includes Golf Cart ~ Move In Now

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:

Here's the one you've been waiting for! This pretty 1973 Single Wide is affordably priced to sell at only $14,900, and measures 12×61, for an approximate total of 730 square feet of interior living space, with two bedrooms, two bathrooms, and split floor plan. But check this out: the home comes complete with a remarkable, like-new 2020 EZ-GO golf cart! The home is in good condition, immediately available, and will be sold unfurnished (refrigerator will be included), so you can quickly start to make this your home, with your own familiar furnishings. Outside, you'll have an extra wide carport/covered patio area as well as an XL storage shed with laundry hookups. Your new home is located in Colonial Mobile Home Village, a very neighborly, securely gated, 55+ community near all the best of Lakeland. The monthly lot rent of $834 includes water, sewer, trash removal, and pass-on tax. This one has all it takes to be your happy place; call today and make it yours! **COMMUNITY INFORMATION:** One pet per household is permitted (two are possible with management approval), with a 20# limit. A one-time $100 fee (per pet) will be applied at closing. Home ownership requires all applicants to submit an application, consenting to a background and credit check. Proof of income required; must be at least 2.5-times monthly lot rent. ***GOLF CART INFORMATION:*** Powered with E-Z-GO® ELiTE® lithium powertrain, driven by advanced Samsung SDI lithium technology. With more power behind the wheel than ever before, ELiTE lithium technology takes you farther, faster and with plenty of charge to spare. And with zero home maintenance, you can leave home worry-free every time you take the wheel. EZGO's ELiTE lithium vehicles are powered by trusted and reliable Samsung SDI lithium batteries. Paired with an advanced Battery Management System, these vehicles are completely worry and maintenance free. The World Charger charges the vehicle in half the time it takes a traditional lead acid battery, giving you more free time to enjoy!

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!

Home Features:

INTERIOR LAYOUT: Efficiently arranged eat-in kitchen, 11×19 living room, 7×13 master (front) bedroom, 9×11 guest (back) bedroom

BATHROOMS: Master has walk in shower and single vanity; guest bathroom has combination tub/shower and single vanity

INTERIOR: Central A/C, pantry cabinet in kitchen, standard closet in each bedroom, window treatments throughout

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

EXTERIOR: Beige vinyl siding with light brown trim, metal roof, double wide driveway, extra wide carport, 9×10 unattached storage shed with laundry hookups

Items Included:

KITCHEN: Kenmore refrigerator

STORAGE SHED: Shelving

EXTERIOR: 2020 EZ-GO Elite golf cart

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
Black's Insurance: 813-752-5225
Kin Insurance: 855-717-0022
Reliable Insurance Inc: 386-888-1399
Hometown Insurance: 386-736-1000
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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