

# FOR SALE \$38,800: 307 Mels Drive, Lakeland, FL 33815



**For Sale:** \$38,800

**Address:** 307 Mels Drive, Lakeland, FL 33815

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

**Monthly Lot Rent:** \$508.00

**Size of Home:** Singlewide Plus Florida Room

**Year of Home:** 1988

2 Beds | 1.5 Baths | Washer Inside Unit | Shed + Attached Carport | Fully Furnished | Owned By Same Family Since New

**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](mailto:Shawna@MobileHomeShawna.com)**

### Home Overview:

***OWNED BY SAME FAMILY SINCE NEW!! GET IT WHILE YOU CAN!!***

Here's the one you've been waiting for! You're going to love living in this very well maintained and smartly expanded ONE OWNER 1988 Fleetwood! Priced right at \$38,800, and measuring 14x54, plus the additions of the Florida room and half bath, this pretty home will provide approximately 1010 total square feet of interior living space, with two bedrooms and one and one half bathrooms. It is in excellent condition and will be sold fully furnished, so moving day will be quick and easy. Your next home is located conveniently close to the community entrance and amenities in Colonial Mobile Home Village, a very neighborly and securely 55+ gated community near all the best of Lakeland. The low lot rent of only \$508 includes water, sewer, and trash removal. This home has been well cared for by the same family since new, and has all it takes to be your happy place for many more years! 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. 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

Email: [Info@MobileHomeSpot.com](mailto:Info@MobileHomeSpot.com) ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)

## Home Features:

**INTERIOR LAYOUT:** Open and bright eat-in kitchen, 13×14 living room, 10×11 master bedroom with half bath, 9×10 guest bedroom, 9×25 Florida room with vinyl windows, inside laundry closet at side entry

**BATHROOMS:** Updated hall bath has walk-in shower, single vanity, and medicine cabinet; half bath has single vanity, medicine cabinet, and built-in storage cabinet

**INTERIOR:** Central A/C and furnace heating, four ceiling fans, built-in linen cabinet in hall, standard closet in each bedroom, two built-in night stands in master bedroom, window treatments throughout

**FLOORING:** Vinyl in kitchen, laundry room, and each bathroom; carpet in each bedroom and Florida room

**EXTERIOR:** Ivory metal siding with brown trim, coated metal roof, long carport, 7×10 unattached storage shed, pretty palm tree in front yard

## Items Included:

**KITCHEN:** Whirlpool refrigerator, Kenmore range, Sharp microwave, pots and pans, dishware, silverware, utensils

**DINING AREA:** Table, four chairs, lighted ceiling fan

**LIVING ROOM:** Sofa sleeper, three chairs, coffee table, two end tables, two table lamps, floor lamp, TV, two TV stands, bookcase, ceiling fan

**FLORIDA ROOM:** Table, six patio chairs, four end tables, two table lamps, desk, Magic Chef mini refrigerator, two ceiling fans

**MASTER BEDROOM:** Queen bed, chest of drawers, two wall lamps

**GUEST BEDROOM:** Full size bed, chest of drawers, night stand, table lamp, wall lamp

**LAUNDRY ROOM:** Newer (2023) LG washer (only)

**STORAGE SHED:** Work bench, shelving

### Home Insurance:

Dutch Insurance: 863-557-5465

Barfield Insurance: 863-293-5400

ABC Accurate Insurance Mart: 813-991-8000

### Important Phone Numbers:

Lakeland Electric (power): 863-834-9535

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

Lot Rent Includes: Water, Sewer, Trash

### \*\*\*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**

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