# FOR SALE $55,000: 31 East Lane, Lake Alfred, FL 33850

**For Sale:** $55,000
**Address:** 31 East Lane, Lake Alfred, FL 33850
**55+ Community:** Palm Shores Mobile Village
**Monthly Lot Rent:** $476.00

**Size of Home:** Doublewide
**Year of Home:** 1978
2 Beds | 2 Baths | Attached Shed and Carport | Fully Furnished | Handicap Accessible | 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 deserve to have your own piece of paradise, and that's just what you'll have as the new owner of this well maintained and comfortably roomy 1978 Homette. Priced right at $55,000, and measuring 23×46, including the originally constructed Florida room, this home will provide approximately 1050 total square feet of interior living space, with two bedrooms and two bathrooms. It is in very good condition, immediately available, and will be sold fully furnished, so move-in day will be quick and easy! It is already handicap accessible, with a chair ramp leading into the main entry door. Outside, the wide open side yard/community common area will always be the ideal place for breath of fresh air. Your new home is located conveniently close to the community entrance in Palm Shores Mobile Home Village of Lake Alfred, a very friendly and laid back 55+ community in the heart of Central Florida. The low monthly lot rent of $476 includes water, sewer, and trash removal, one of the best rates in the area. Call today and let us help you make it yours!

**COMMUNITY NOTES:** Palm Shores allows two adults per home, with at least one age 55+. Tenants may have one pet near 60 pounds or two smaller dogs, not to exceed 30 pounds each. All resident applicants must prove minimum monthly income of $2,000 and pass criminal background check.

## Community Overview:

Palm Shores Mobile Home Village of Lake Alfred is a pleasantly delightful, pet friendly (one pet near 60 pounds or two smaller dogs, not to exceed 30 pounds each), 55+ senior community that offers its residents a fun, relaxing, and laid back lifestyle. Located on the west side of Lake Haines, residents enjoy fishing, access to other lakes within the Chain of Lakes, and a breathtaking sunrise over the water! Within Palm Shores, residents enjoy a modern recreation hall, several shuffleboard courts and a long list of activities, including pancake breakfasts, dinners, cards, bingo, sing along, bible study, holiday celebrations, and more. Within minutes of Palm Shores, you will have easy access to many shopping centers, restaurants, golf courses, municipal parks, and museums. A short drive will deliver you to world class beaches on either coast, renowned attractions (Disney World, Sea World, Universal Studios, Busch Gardens, Legoland Florida), international airports, cruise terminals, major league sports teams; incredible! Consider joining the happy community of Palm Shores, where friendly people stay busy celebrating life every day!

## Home Features:

**INTERIOR LAYOUT:** Conveniently arranged and bright pass-through kitchen, 6×10 dining room, 11×14 living room, 11×13 master bedroom with two standard closets and built-in drawers, 9×9 guest bedroom with standard closet, 9×20 Florida room/veranda

**BATHROOMS:** Master has walk-in shower, single vanity, medicine cabinet, tall linen cabinet, linen closet, laundry closet, and separate water closet; guest bath has walk-in shower, XL vanity, and medicine cabinet

**INTERIOR:** Newer Central A/C, four ceiling fans, pantry closet in kitchen, water view from master bedroom back door, two hall closets, window treatments throughout

**FLOORING:** Laminate in kitchen, dining room, living room, and Florida room; carpet in master bathroom and each bedroom; vinyl in master bathroom

**EXTERIOR:** White metal siding with black trim, metal roof, long driveway and carport, chair ramp up to main entry door, 8×11 attached storage shed, partial water view from back yard, huge side yard/community common area, lot location close to community entrance

## Items Included:

**KITCHEN:** Hot Point refrigerator, Whirlpool range, Hamilton Beach microwave, pots and pans, silverware, dishware, utensils

**DINING ROOM:** Table, four chairs, hutch, chandelier

**LIVING ROOM:** Sofa sleeper, coffee table, end table, table lamp, TV stand, ceiling fan

**MASTER BEDROOM:** Queen bed, chest of drawers, two night stands, two table lamps, TV stand, lighted ceiling fan

**GUEST BEDROOM:** Full size bed, chest of drawers, night stand, desk and chair, lighted ceiling fan

**FLORIDA ROOM/VERANDA:** Sofa sleeper, recliner, rocker, chair, three end tables, three table lamps, floor lamp, TV and stand, electric fireplace, ceiling fan

**MASTER BATHROOM/LAUNDRY ROOM:** Whirlpool washer, Frigidaire dryer, shelving

**STORAGE SHED:** Work bench, shelving

**Home Insurance:**
Barfield Insurance: 863-293-5400
ABC Accurate Insurance Mart: 813-991-8000
Dutch Insurance: 863-557-5465

**Important Phone Numbers:**
TECO (power): 863-299-0800
Spectrum (cable & internet) 1-855-222-0102
Water, Sewer, Trash: Included With Lot Rent

**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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