

FOR SALE \$28,000: 3153 Depot Avenue, Lakeland, FL 33805



For Sale: \$28,000

Address: 3153 Depot Avenue, Lakeland, FL 33805

Community: Lakeland Junction

Monthly Lot Rent: \$620.88

Size of Home: Doublewide + 2 Bonus Rooms

Year of Home: 1982

2 Beds | 2 Baths | 2 Bonus Rooms | Shed With Laundry |

Modern Updates | Near Amenities | Fast 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@MobileHomeSpot.com

Home Overview:

You will quickly make yourself right at home as the new owner of this perfectly pretty 1982 Palm Harbor! Priced right at \$28,000, and measuring 24x36, plus the 9x11 Florida room AND the 11x15 screen room, this home will provide an approximate total of 1120 square feet of enjoyable living space, with two bedrooms and two bathrooms. It is move in ready, immediately available, and will be sold mostly unfurnished (appliances will be included), allowing you to quickly make this YOUR home, with your own familiar furnishings and style. Outside, the covered patio will be the ideal relaxation location and you will have plenty of room for your extra things in either of the two storage sheds. Your new home is located in Lakeland Junction of Lakeland, a very active, friendly, and conveniently located 55+ adult community in the heart of Central Florida. The monthly lot rent of \$620.88 includes lawn mowing and use of park amenities. This one is The ONE for you; call today and let us help you make it yours!

Community Overview:

Lakeland Junction is a delightful, 55+ adult community (80/20 rule may apply; ask for details) where you will immediately feel right at home, and have all the best of Lakeland within your reach. The list of amenities includes a clubhouse with kitchen, heated pool and spa, shuffleboard, horseshoe pits, library, card room, lighted streets, secure mail center, and more! The pet friendly (25# limit) park offers many social activities: dinners, dancing, coffee socials, billiards, bingo, cards, crafts; your schedule will be as full as you desire! Lakeland Junction is conveniently located within minutes of many golf courses, restaurants, theatres, flea markets, antique shops, houses of worship, and medical centers. The spring training home of the Detroit Tigers (and the summer home of the Lakeland Flying Tigers) is only one mile away! Within a short drive: world class beaches, renowned attractions, international airports, cruise terminals, major league sports teams, beautiful state parks, museums; everything Central Florida offers! Consider joining the happy and friendly residents of Lakeland Junction!



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: Light, bright, and open kitchen, 8×8 dining room, 11×17 living room, 11×15 master bedroom with walk-in closet, 10×10 guest bedroom with standard closet, 9×11 Florida room with glass windows, 11×15 ground level screen room

BATHROOMS: Master bath has walk-in shower, single vanity, and medicine cabinet; guest bath has combination tub/shower, single vanity and two medicine cabinets

INTERIOR: Central A/C, four ceiling fans, pantry cabinet in kitchen, built-in hutch in dining room, window treatments throughout

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

EXTERIOR: Ivory vinyl siding with red trim, carport, metal roof, 10×12 covered patio beside Florida room, several palm trees, two attached storage sheds: 7×9 and 3×10

Items Included:

KITCHEN: Frigidaire refrigerator and microwave, Samsung range, portable island, microwave stand

LIVING ROOM: Ceiling fan

LAUNDRY ROOM/STORAGE SHED: Whirlpool washer and dryer, work bench, cabinets

OTHER: Lighted ceiling fan in Florida room, master bedroom, and screen room

Home Insurance:

Black's Insurance: 813-752-5225
Dutch Insurance: 863-557-5465
Barfield Insurance: 863-293-5400

Important Phone Numbers:

Lakeland Electric (power): 863-834-9535
Water, Sewer, and Trash are billed by Lakeland Electric
Spectrum (cable & internet) 1-855-222-0102

DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE

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