

FOR SALE \$58,000: 321 Lakeview Lane, Winter Haven, FL 33884



For Sale: \$58,000

Address: 321 Lakeview Lane, Winter Haven, FL 33884

55+ Community: Lake Fox Village

Monthly Lot Rent: \$506.77

Size of Home: Doublewide + FL Room

Year of Home: 1983

2 Beds | 2 Baths | Split Plan | Inside Laundry | Furnished | 2
Sheds + Storage Room | Private Border Lot | Unique Layout

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 will soon have your piece of Sunshine State paradise as the new proud owner of this well appointed and comfortably spacious 1983 Double Wide. Priced right at \$58,000, and measuring 24×44, plus the 12×17 Florida room and the 7×12 storage room, this home with its unique floor plan will provide an approximate total of 1260 square feet of interior living space, with two bedrooms and two bathrooms. It is in good condition and will be sold furnished, so moving day will be quick and easy! You'll have plenty of room for all your extra things in the large storage room or in either of the two storage sheds. Outside, the open back yard patio will be the perfect private relaxation location. Your new home is located on a perimeter lot with a private back yard near the clubhouse, pool, mailboxes, and lake in Lake Fox Village of Winter Haven, a very active, friendly, and well maintained 55+ adult community in the heart of Central Florida. The monthly lot rent of \$506.77 includes use of park amenities. The annual pass-on tax is \$490.88. This could very well be your Florida Forever home! Call today and let us help you make it yours!

Community Overview:

Lake Fox Village of Winter Haven is a conveniently located, affordable, and pet friendly (2 small pets under 25 pounds allowed per home) 55+ community in the heart of Central Florida, on the shore of picturesque Lake Fox. Amenities at Lake Fox Village include clubhouse, pool, and shuffleboard, access to Lake Fox, boat ramp, and secure mail center. The clubhouse is the center of activity: many social events, dinners, holiday celebrations, games, and more. Minutes away from Lake Fox Village: shopping centers, restaurants, houses of worship, medical facilities, museums, festivals, flea markets, antique shops, Legoland Florida, all that and more! A short drive from Winter Haven 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 and attractions- Central Florida has it all! Consider joining the satisfied residents of Lake Fox Village, where your neighbors are your friends!



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: Smartly arranged open kitchen, laundry room off of kitchen, 8×8 dining room, 12×19 living room, 12×17 Florida room, 7×12 storage room, split bedroom floor plan: 11×11 master bedroom, 11×12 guest bedroom

XL BATHROOMS: Walk-in shower, single vanity, and medicine cabinet; guest bath has combination tub/shower, single vanity, medicine cabinet, and linen closet

INTERIOR: Central A/C, four ceiling fans, breakfast bar in kitchen, pantry closet and upper cabinet in laundry room, built in hutch in dining room, walk-in closet in each bedroom, door to patio from storage room, window treatments throughout

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

EXTERIOR: Ivory vinyl siding with black trim, metal roof, carport, 9×13 attached storage shed, 7×10 unattached storage shed, open back yard patio, perimeter lot location provides large semi-private back yard with privacy fence

Items Included:

KITCHEN: GE refrigerator, Frigidaire range, Amana dishwasher, Kenmore microwave

LAUNDRY ROOM: Whirlpool washer, Kenmore dryer

DINING ROOM: Table, four chairs, lighted ceiling fan

LIVING ROOM: Sofa, recliner, rocker, chair, floor lamp, end table, table lamp, TV stand, ceiling fan

MASTER BEDROOM: Queen bed, two night stands

GUEST BEDROOM: Queen bed, rocker, dresser with mirror, two night stands, two table lamps, lighted ceiling fan

FLORIDA ROOM: Recliner, floor lamp, window A/C unit, lighted ceiling fan

ATTACHED STORAGE SHED: Work bench

Home Insurance:

Dutch Insurance: 863-557-5465

Black's Insurance: 813-752-5225

Barfield Insurance: 863-293-5400

Important Phone Numbers:

TECO (power): 1-888-223-0800 ♦ Republic Services (trash): 863-665-1489

City of Winter Haven (water & sewer): 863-291-5678

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

***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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