FOR SALE $89,000: 325 Lakeview Lane, Winter Haven, FL 33884



For Sale: $89,000
Address: 325 Lakeview Lane, Winter Haven, FL 33884
55+ Community: Lake Fox Village
Monthly Lot Rent: $592.00

Size of Home: Doublewide + FL Room
Year of Home: 1985
2 Beds | 2 Baths | Office + Inside Laundry | Huge Workshop + Shed | Furnished | Filled With Top Quality Custom Updates

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:

BETTER THAN NEW ~ FULLY FURNISHED 2BED/2BATH WITH CUSTOM FEATURES THROUGHOUT!!

You'll soon have your very own slice of Florida paradise as the new owner of this super spacious and exceptionally well maintained 1985 Fuqua. Priced right at $89,000, and measuring 25×52, plus the 10×25 Florida room, this home will provide approximately 1550 total square feet of interior living space, with two bedrooms and two bathrooms. It is in excellent condition and will be sold fully furnished, so you will have an easy time on moving day! Inside, you'll find a variety of storage options throughout, and outside, you'll have plenty of room for your extra things in the huge workshop and additional storage shed. Your new home is located on a perimeter lot, mere footsteps away from the community clubhouse, pool, and Lake Fox 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 $532.44; includes use of park amenities. The annual pass-on tax is $592.00. Two pets per household permitted, 25# limit each. This one checks all the boxes and is worth every penny! Call today and let us help you make it yours! **Some of the SPECIAL FEATURES include the totally updated custom kitchen, updated bathrooms, built-in storage in each bedroom, inside laundry, newer exterior windows, most flooring replaced, huge workshop/shed, and more!**

Community Overview:

Lake Fox Village of Winter Haven is a conveniently located, affordable, and pet friendly (two pets per household, 25# limit), 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: Totally updated, open, and bright kitchen, 10×10 dining room joined with 12×24 living room, 12×15 master bedroom with walk-in closet, 10×11 guest bedroom, 10×25 Florida room with glass windows, 8×8 laundry room, built in home office in hall

TOTALLY UPDATED CUSTOM KITCHEN: Newer refrigerator and dishwasher, tons of countertop space, several pull-outs in cabinets, pantry cabinet, and high-top breakfast bar/island

BATHROOMS: Master has walk in shower, extra wide double vanity, and custom cabinets; expanded guest bathroom has combination tub/shower, XL vanity, linen closet, custom built-in storage, and private door to laundry room

INTERIOR: Central A/C, four ceiling fans, built in hutch in dining room, built-in storage closet in living room, custom built-in storage in each bedroom, built in desk in home office area, hall closet, closet in laundry room, window treatments throughout

FLOORING: Ceramic tile in kitchen, laundry room, Florida room, hallway, each bathroom, and each bathroom; carpet in dining room and living room

EXTERIOR: Newer ivory vinyl siding with plywood sheathing beneath, metal roof, long carport, 10×29 workshop with laundry sink, 7×8 storage shed, perimeter lot close to community clubhouse, pool, and lake, slight lake view from Florida room and front yard

Items Included:

KITCHEN: Newer Samsung refrigerator, GE range, newer Midea dishwasher, Danby microwave, three stools

DINING ROOM: Table, six chairs, chandelier

LIVING ROOM: Sofa sleeper, two chairs, two ottomans, three end tables, two table lamps, TV and stand, ceiling fan

MASTER BEDROOM: King bed, nightstand, TV stand, ceiling fan

GUEST BEDROOM: King bed, two nightstands, two table lamps, lighted ceiling fan

FLORIDA ROOM: Futon, two rockers, two ottomans, two patio chairs, two end tables, lighted ceiling fan

LAUNDRY ROOM: Maytag washer and dryer **WORKSHOP:** Work bench, shelving, laundry sink

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

Home Insurance:

Barfield Insurance: 863-293-5400 Reliable Insurance Inc: 386-888-1399Black's Insurance: 813-752-5225 Hometown Insurance: 386-736-1000
Kin Insurance: 855-717-0022 George Franklin Insurance: 863-682-4434

*****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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