

FOR SALE \$18,800: 330 Mels Drive, Lakeland, FL 33815

PRICE REDUCED



For Sale: \$18,800

Address: 330 Mels Drive, Lakeland, FL 33815

55+ Community: Colonial Mobile Home Village

Monthly Lot Rent: \$791.00

Size of Home: Doublewide + Florida Room

Year of Home: 1984

2 Beds | 2 Baths | 2 Storage Sheds | Long Drive + Carport |
Inside Laundry | Mostly Furnished | Unique Private Location

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:

UNIQUE TWO BEDROOM HOME WITH MANY BONUS FEATURES!!

Welcome Home! You're going to love living in this comfortably spacious and well-appointed 1984 Double Wide Twin. Priced to sell at \$18,800, and measuring 23x43, plus the 11x24 Florida room, this home will provide an approximate total of 1250 square feet of interior living space, with two bedrooms and two bathrooms. It is in good condition, immediately available, and will be sold mostly furnished, so you will have a head start on moving day. Outside, you will have two storage sheds for all your extra things. Your new home is located on a unique corner/border lot with a private side and backyard in Colonial Mobile Home Village, a very neighborly, securely gated, 55+ community near all the best of Lakeland. The monthly lot rent of \$791 includes water, sewer, trash removal, and pass-on tax. This one has all it takes to be your happy place; call today and make it yours! **COMMUNITY INFORMATION: One pet per household is permitted (two are possible with management approval), with a 20# limit. A one-time \$100 fee (per pet) will be applied at closing. Home ownership requires all applicants to submit an application, consenting to a background and credit check. Proof of income required; must be at least 2.5-times monthly lot rent.**

Community Overview:

Colonial Mobile Home Village of Lakeland is an ideally located, affordable, and friendly 55+ community. Residents are permitted one pet (two are possible with management approval) per household, with a 20# limit. *A \$100 one-time fee (per pet) will be applied at closing.* 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 ♦ Visit Our Website: www.MobileHomeSpot.com

Home Features:

INTERIOR LAYOUT: Light and bright galley kitchen, 8x9 dining room, 12x20 living room, 11x14 master bedroom, 11x13 guest bedroom, 11x24 Florida room with glass windows, laundry room at side entry

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

INTERIOR: Central A/C, two window A/C units, five lighted ceiling fans, pantry closet in kitchen, built-in storage in dining room, wall of windows in dining room/living room, walk-in closet in each bedroom, hall closet, window treatments throughout

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

EXTERIOR: Beige metal siding with white trim, super long driveway and carport, NEWER metal roof, raised and covered deck accessible from living room, 7x11 attached storage shed, 8x8 unattached storage shed, XL corner/border lot with private side and back yard

Items Included:

KITCHEN: Kenmore refrigerator, Hot Point range, Whirlpool microwave

LAUNDRY ROOM: Estate (Whirlpool) washer, Amana dryer, shelving

DINING ROOM: Table, four chairs, lighted ceiling fan

LIVING ROOM: Sofa, loveseat, recliner, two chairs, four end tables, two floor lamps, window A/C unit, lighted ceiling fan

FLORIDA ROOM: Sofa, loveseat, three end tables, three table lamps, TV and stand, lighted ceiling fan

MASTER BEDROOM: Recliner, dresser with mirror, chest of drawers, nightstand, floor lamp, end table, window A/C unit, lighted ceiling fan

GUEST BEDROOM: Full size bed, chair, dresser with mirror, desk, nightstand, table lamp, lighted ceiling fan

STORAGE SHED(S): Work bench, shelving

Important Phone Numbers:

Lakeland Electric (power): 863-834-9535

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

Lot Rent Includes: Water, Sewer, Trash

Home Insurance:

Barfield Insurance: 863-293-5400

Reliable Insurance Inc: 386-888-1399

Black's Insurance: 813-752-5225

Hometown Insurance: 386-736-1000

Kin Insurance: 855-717-0022

George Franklin Insurance: 863-682-4434

Cypress Insurance: 863-326-1885

Magnuson Insurance: 863-606-5147

***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

Great care and consideration has been taken in the accumulation of listing information. All information herein is considered true, accurate, complete, and current. Mobile Home Spot, Inc., assumes no responsibility for errors, inaccuracies, or omissions. No warranties, expressed or implied, are provided for the data, its use, or interpretation. The user of this service assumes full responsibility for obtaining and verifying lot rent, fees, pass-on costs, rules, regulations, pet policies, closing costs, etc., associated with any community, park, or home represented here. Mobile Home Spot, Inc. highly recommends the performance of an inspection of any home represented here, most preferably by a professional home and termite inspector. User's due diligence is required. Utilization of this search service indicates understanding and acceptance of these statements by the user.



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