

FOR SALE \$24,800: 34 East Lane, Lake Alfred, FL 33850



For Sale: \$24,800

Address: 34 East Lane, Lake Alfred, FL 33850

55+ Community: Palm Shores Mobile Village

Monthly Lot Rent: \$551.00

Size of Home: Singlewide + Addition

Year of Home: 1965

2 Beds | 1 Bath | 2 Sheds (one has laundry) | Border Lot | Long Carport | Fully Furnished | 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:

Yes, you can have your very own slice of Sunshine State paradise as the new owner of this smartly expanded 1965 Skyline. Priced right at \$24,800, and measuring 12x50, plus the addition of the two-section Florida room, this home will provide an approximate total of 960 square feet of interior living space, with two bedrooms and one bathroom. It is in good condition, immediately available, and will be sold fully furnished, so you will have an easy time on moving day. Outside, the two storage sheds (one with washer and dryer) will provide plenty of room for all your extra things. Your new home is located in a fantastic location: border lot, close to the community entrance, and just around the corner from the lake in Palm Shores Mobile Home Village of Lake Alfred, a very friendly and well managed 55+ community in the heart of Central Florida. The low monthly lot rent of \$551 includes water, sewer, and trash removal, one of the best rates in the area. An annual fire tax is due each April 1 (Currently \$208.98). This one could be THE one for you! 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!



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: Efficiently arranged eat-in kitchen, 11x15 living room, 8x9 primary bedroom, 7x8 guest bedroom, two-section Florida room: 9x18 and 9x22

BATHROOM: Walk-in shower and single vanity

INTERIOR: Central A/C, five ceiling fans, pantry cabinet in kitchen, standard closet and built-in chest of drawers in each bedroom, linen closet in hall, window treatments throughout

FLOORING: Laminate in kitchen, living room, bathroom, and each bedroom; ceramic tile in Florida room

EXTERIOR: White metal siding with gray trim, metal roof, long driveway and carport, two attached storage sheds: 5x10 and 10x10 with washer and dryer, perimeter lot location close to community entrance and around the corner from lake

Items Included:

KITCHEN: Frigidaire refrigerator, Tappan range, Kenmore dishwasher, Emerson microwave, rolling island, pots and pans, dishware, silverware, utensils, lighted ceiling fan

DINING AREA: Table, three chairs

LIVING ROOM: Loveseat, two recliners, end table, lamp table, desk, two table lamps, floor lamp, TV and stand, ceiling fan

PRIMARY BEDROOM: Queen bed, dresser, two nightstands, table lamp, wall lamp, lighted ceiling fan

GUEST BEDROOM: Full size bed, chair, nightstand, table lamp, lighted ceiling fan

FLORIDA ROOM: Sofa sleeper, recliner, rocker, table, three chairs, three end tables, table lamp, floor lamp, storage cabinets, lighted ceiling fan

STORAGE SHED 1: Kenmore washer, Whirlpool dryer, work bench, shelving **STORAGE SHED 2:** Work bench, shelving

Important Phone Numbers:

TECO (power): 863-299-0800

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

Water, Sewer, Trash: Included With Lot Rent

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, \$275 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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