

FOR SALE \$65,000: 34636 Green Arbor Street., Zephyrhills, FL 33541



For Sale: \$65,000

Address: 34636 Green Arbor Street, Zephyrhills, FL 33541

Community: Crystal Lake 55+ Community

Monthly Lot Rent: \$617.00

Size of Home: Doublewide + FL Room

Year of Home: 1995

4 Beds (split plan) | 2 Baths | Inside Laundry | Private Back Yard
| Appliances Included | Immediate Move In

Listing Agent: Donna Reed

Phone: 678-333-4590 or 863-272-7200

CONTACT US TODAY!

Donna Reed: 678-333-4590

Local Agent

Call or Text

Email: Donna@MobileHomeDonna.com

Website: www.MobileHomeDonna.com

Home Overview:

UNIQUE FLOOR PLAN! ~ A MUST SEE!! As soon as you step inside this super spacious 1995 Jacobsen with its unique floor plan, you'll see that this one has all the potential to soon be your slice of paradise! Priced right at \$65,000 and measuring 26x56, plus the 12x12 Florida room, this home will provide approximately 1600 square feet of interior living space, with up to FOUR bedrooms and two bathrooms. With that many rooms, you'll have ample space for a home office, crafts room, or whatever you wish! It is move-in ready, immediately available, and will be sold partially furnished (kitchen appliances will be included), so you may quickly begin to make this your forever home, with your own familiar furnishings and style. Your new home is located on a perimeter lot close to the community entrance and amenities in Crystal Lake of Zephyrhills, a premier, resort-like 55+ adult community in the heart of Central Florida. The monthly lot rent of \$617 includes lawn mowing and use of park amenities. This is a great buyer's opportunity for large home in Crystal Lake! Call today and let us help you make it yours!

Community Overview:

Crystal Lake of Zephyrhills is a tremendously well maintained, resort like, pet friendly (two pets per home are permitted, 30# limit each) 55+ adult gated community, conveniently located in the heart of Central Florida. Some of the amenities within the park include large clubhouse, fitness center, game room, library, pool, hot tub, shuffleboard, horseshoes, picnic area, and RV storage area. Residents enjoy a long list of scheduled activities; you will always have something planned! Sometimes, you just might want to drop a line in the water and wait for the next big catch! Within minutes of Crystal Lake: shopping centers, unique restaurants, medical facilities (Pasco Regional Hospital and Florida Hospital Zephyrhills), churches, theatres, bowling centers, museums, festivals, antique shops, too much to list! From Zephyrhills, you will have easy access to the Tampa and Orlando metro areas, and everything they have to offer: world class beaches, international airports, cruise terminals, major league sports teams, Hard Rock Casino, and more. Move to Crystal Lake and begin to enjoy the lifestyle you have earned!



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: Conveniently arranged pass-through kitchen with 7×8 breakfast nook, inside laundry off of kitchen, 8×10 dining room at main entry, 10×17 living room, 12×12 Florida room with vinyl windows, split bedroom floor plan: 12×12 master bedroom with walk-in closet, three guest bedrooms: 9×10, 10×11, and 9×12, each with standard closet

BATHROOMS: Master has deluxe walk in shower, garden tub, single vanity, and medicine cabinet; guest bath has combination tub/shower, single vanity, medicine cabinet, and wall cabinet

INTERIOR: Central A/C, five ceiling fans, pantry closet in kitchen, upper cabinets in laundry room, built-in linen cabinet in hall, window treatments throughout

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

EXTERIOR: White vinyl siding, asphalt shingle roof, carport, 7×9 attached storage shed, perimeter lot with no back neighbor, lot location close to community entrance and amenities

Items Included:

KITCHEN: Kenmore refrigerator, Frigidaire range and dishwasher, Hamilton Beach range

BREAKFAST NOOK: Chandelier

DINING ROOM: Chandelier

GUEST BEDROOM 2: Queen bed, ceiling fan

OTHER: Lighted ceiling fan in living room, master bedroom, and guest bedroom 1; standard ceiling fan in guest bedroom 3

Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000
Black's Insurance: 813-752-5225
Dutch Insurance: 863-557-5465
Statewide Insurance: 352-523-0800

Important Phone Numbers:

WREC (power): 813-972-9233
Pasco Utilities (water & sewer): 352-521-4285
Waste Connections (trash pickup): 1-844-708-7274
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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