

FOR SALE \$49,900: 34641 Green Arbor Street, Zephyrhills, FL 33541



For Sale: \$49,900

Address: 34641 Green Arbor Street, Zephyrhills, FL 33541

55+ Community: Crystal Lake

Monthly Lot Rent: \$754.51

Size of Home: Doublewide + Screen Room

Year of Home: 2003

2 Beds | 2 Baths | Inside Laundry | Partly Furnished + Golf Cart
| Newer Roof, AC, Water Heater, and More | Original Owners

Listing Agent: Shawna Kemp

Phone: 863-450-7519 or 863-272-7200

CONTACT US TODAY!

Shawna Kemp: 863-450-7519

Local Agent

Call or Text



Email: Shawna@MobileHomeShawna.com

Website: www.MobileHomeShawna.com

Home Overview:

TREMENDOUS ONE-OWNER HOME, SMOKE FREE/PET FREE, FIRST TIME ON MARKET!

You will have an easy time making yourself right at home as soon as you step inside this comfortably spacious and especially well maintained 2003 Nobility. Priced right at \$49,900 and measuring 26x44, plus the 10x13 screen room, this home will provide approximately 1270 total square feet of enjoyable living space, with two bedrooms and two bathrooms. It is in very good condition, immediately available, and will be sold mostly furnished, (golf cart included) so you will have a generous head start on moving day. Outside, the XL two-section storage shed can be your ideal workshop hide-away! Your new home is located conveniently close to the community entrance, clubhouse, pool, and amenities in Crystal Lake of Zephyrhills, a premier, resort-like 55+ adult community in the heart of Central Florida. Two pets per home are permitted at Crystal Lake, 30# limit each. The monthly lot rent of \$754.51 includes lawn mowing and use of the many park amenities. This special home has been well cared for (smoke free/pet free) by the same family since new and has all it takes to be your happy place for many years! Call today and let us help you make it yours! Some of the **RECENT UPDATES** include the Central A/C unit (2023), water heater (2024), dishwasher (2025), refrigerator (2023), and the asphalt shingle roof too!

Community Overview:

Crystal Lake of Zephyrhills is a tremendously well maintained, resort-like 55+ adult gated community, conveniently located in the heart of Central Florida. Some of the amenities within the park include a 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: Open and bright kitchen, laundry room at side entry, 8×9 dining room, 13×20 living room, 13×16 master bedroom, 10×13 guest bedroom, 10×13 screen room

BATHROOMS: Master has walk in shower, single vanity, and linen closet; guest bath has combination tub/shower and single vanity

INTERIOR: Newer (2023) Central A/C, comfortable floor plan, three ceiling fans, breakfast bar and pantry closet in kitchen, walk-in closet in each bedroom, storage closet and upper cabinets in laundry room, window treatments throughout

FLOORING: Laminate in kitchen and dining room; carpet in living room and each bedroom; vinyl in laundry room and each bathroom; ceramic tile in screen room

EXTERIOR: Gray vinyl siding with white trim, newer asphalt shingle roof, carport, long driveway, 12×18 two-section attached storage shed, lot location close to community entrance and amenities

Items Included:

KITCHEN: Newer Midea refrigerator (2023), Frigidaire dishwasher (2025), Whirlpool range, Sharp microwave, three chairs, pots and pans, dishware, silverware, utensils

LAUNDRY ROOM: GE washer and dryer **DINING ROOM:** Chandelier

LIVING ROOM: Sofa, loveseat, recliner, coffee table, four end tables, two table lamps, floor lamp, TV and stand, ceiling fan

MASTER BEDROOM: Queen bed, dresser with mirror, chest of drawers, two nightstands, table lamp, corner cabinet, ceiling fan

GUEST BEDROOM: Chest of drawers, ceiling fan **SCREEN ROOM:** Patio furniture

STORAGE SHED/EXTERIOR: Frigidaire freezer, Club Car golf cart

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

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

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