

FOR SALE \$45,000: 34708 Yellow Parrot Drive, Zephyrhills, FL 33541



For Sale: \$45,000

Address: 34708 Yellow Parrot Drive, Zephyrhills, FL 33541

55+ Community: Crystal Lake

Monthly Lot Rent: \$754.51

Size of Home: Doublewide + XL Florida Room

Year of Home: 1990

2 Beds | 2 Baths | Shed With Laundry | Furnished | Newer Roof and AC | Huge Double Driveway | Quick Move In

Listing Agent: Shawna Kemp

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

Email: shawna@mobilehomeshawna.com

CONTACT US TODAY!

Shawna Kemp: 863-450-7519

Local Agent

Call or Text



Email: Shawna@MobileHomeShawna.com

Website: www.MobileHomeShawna.com

Home Overview:

UNIQUE DOUBLEWIDE WITH RARE DBL DRIVEWAY AND CARPORT! CHECK IT OUT!!

You could soon be living the good life in a resort-style community as the new owner of this uniquely appointed and comfortably spacious 1990 Fleetwood. Priced right at \$45,000, and measuring 26x46, plus the 10x23 Florida room, this home will provide an approximate total of 1330 square feet of interior living space, with two bedrooms and two bathrooms. It is in good condition, immediately available, and will be sold fully furnished, so moving day will be quick, easy, and stress-free. Outside, you'll have two complete driveways and carports, providing the parking flexibility that you've always wanted! 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 all it takes to be your happy place for many years! Call today and let us help you make it yours!

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, 7×8 dining room, 12×15 living room, 11×15 master bedroom with walk-in closet, 9×12 guest bedroom with standard closet, 10×23 Florida room with vinyl windows

BATHROOMS: Master has walk-in shower, single vanity, and medicine cabinet; guest bath has walk-in shower, single vanity, and medicine cabinet

INTERIOR: Newer Central A/C, four ceiling fans, breakfast bar and pantry cabinet in kitchen, window treatments throughout

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

EXTERIOR: Ivory vinyl siding with white trim, newer asphalt shingle roof, TWO long driveways, TWO carports, 8×12 attached storage shed with laundry

Items Included:

KITCHEN: Frigidaire refrigerator, GE range, Whirlpool dishwasher, pots and pans, dishware, silverware, utensils, portable island

DINING ROOM: Table, four chairs, lighted ceiling fan

LIVING ROOM: Sofa sleeper, two recliners, coffee table, two end tables, two table lamps, floor lamp, lighted ceiling fan

MASTER BEDROOM: King bed, dresser with mirror, chest of drawers, two nightstands, table lamp, lighted ceiling fan

GUEST BEDROOM: Queen bed, nightstand, table lamp

FLORIDA ROOM: Ceiling fan **STORAGE SHED/LAUNDRY ROOM:** GE washer and dryer, shelving

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

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.



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