

FOR SALE \$22,500: 35 East Lane, Lake Alfred, FL 33850



For Sale: \$22,500

Address: 35 East Lane, Lake Alfred, FL 33850

55+ Community: Palm Shores Mobile Village

Monthly Lot Rent: \$476.00

Size of Home: Singlewide + FL Room

Year of Home: 1970

2 Beds | 1 Bath | Shed With Laundry | Carport + Patio Area | Fully Furnished | Walk to Lake Haines | Fast 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 afford to enjoy the best of sunny Central Florida as the new owner of this very appealing 1970 Budd. Priced to sell at \$22,500, and measuring 12x46, plus the 8x14 Florida room, this home will provide approximately 660 total 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 your move-in day will be quick and easy. Your new home is located conveniently close to the park entrance and a short walk to the water's edge of Lake Haines in Palm Shores Mobile Home Village of Lake Alfred, a very friendly and laid back 55+ community in the heart of Central Florida. The low monthly lot rent of \$476 includes water, sewer, and trash removal, one of the best rates in the area. An annual fire tax is due each April 1 (Currently \$142.17). This special home could be your Florida Forever Home! 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: 11x23 combination eat-in kitchen/living room, 8x11 back bedroom, 6x7 guest bedroom with standard closet, 8x14 Florida room

BATHROOM: Combination tub/shower, single vanity, and linen cabinet

INTERIOR: Central A/C, pantry closet in kitchen, hall closet, window treatments throughout

FLOORING: Vinyl throughout interior

EXTERIOR: White metal siding with teal green trim, metal roof, carport/covered patio area, 7x10 attached storage shed with laundry, lot location close to community entrance and walking distance to Lake Haines

Items Included:

KITCHEN: Frigidaire refrigerator, Whirlpool gas range, microwave, miscellaneous kitchen items

DINING AREA: Table, four chairs

LIVING ROOM: Recliner, two chairs with ottomans, coffee table, three end tables, floor lamp, two corner shelf units

MASTER BEDROOM: Queen bed, chair, two night stands, two table lamps, IKEA storage closet, shelf unit

GUEST BEDROOM: Twin bed, night stand, table lamp, shelf unit

FLORIDA ROOM: Wall A/C unit

STORAGE SHED/LAUNDRY ROOM: Whirlpool washer and dryer, shelving

Home Insurance:

Barfield Insurance: 863-293-5400

ABC Accurate Insurance Mart: 813-991-8000

Dutch Insurance: 863-557-5465

Important Phone Numbers:

TECO (power): 863-299-0800

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

Water, Sewer, Trash: Included With Lot Rent

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.



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