

FOR SALE \$24,900: 36326 Century Drive, Zephyrhills, FL 33541

PRICE REDUCED



For Sale: \$24,900

Address: 36326 Century Drive, Zephyrhills, FL 33541

55+ Community: Arbor Oaks

Monthly Lot Rent: \$701.95

Size of Home: Singlewide With HUGE Addition

Year of Home: 1989

2 Beds | 2 Baths | 2 Sheds | Inside Laundry | Border Lot | 2024  
Rubber Roof and AC Installed | Quick Move In

Listing Agent: Lisa Cooper

Phone: 863-777-0272 or 863-272-7200

CONTACT US TODAY!

Lisa Cooper: 863-777-0272 (call or text)

Email: [Lisa@MobileHomeLisa.com](mailto:Lisa@MobileHomeLisa.com)

### Home Overview:

You will surely know you're looking at your new home as soon as you set your eyes on this smartly expanded and well-appointed 1989 Fleetwood. Priced right at \$24,900, and measuring 14x66, plus the HUGE 11x36 screen room addition, this home will provide approximately 1320 total square feet of enjoyable living space, with two bedrooms (split plan) and two bathrooms. It is in good condition, immediately available, and will be sold unfurnished (appliances will be included), so you may quickly start to make this your own home, your own way! Outside, you'll have two storage sheds and a private open deck with a built-in planting area. Your next home is located on a border lot conveniently close to the community clubhouse, pool, mailboxes, and amenities in Arbor Oaks of Zephyrhills, a very well maintained and managed 55+ community in the heart of Central Florida. The monthly lot rent of \$701.95 includes use of park amenities. Call today and let us help you make it yours! **ONE MORE THING:** Both the Central A/C unit and the Rubber Roof-over were installed in 2024! Other RECENT UPDATES include the water heater, deck, shed, and backyard pet enclosure.

### Community Overview:

Arbor Oaks is a fun and active, pet friendly (2 pets allowed per home, under 30 pounds each) 55+ adult community in Zephyrhills, that is close enough to everything you need, but with a relaxing, small town feel. Amenities at Arbor Oaks include an elegant clubhouse, heated pool & spa, shuffleboard courts, horseshoe pits, billiard and game room, private fishing lake and countless community activities. Within minutes, residents have access to everything they need: shopping centers, many restaurants, medical facilities, houses of worship, museums, festivals, flea markets, antique shops, golf courses, too much to list! From Zephyrhills, you will have easy access to the Tampa and Orlando metro areas, and everything they have to offer, like international airports, cruise terminals, major league sports teams, and more. Residents of Arbor Oaks enjoy the best of Central Florida, including world class beaches and attractions, spectacular year round climate, and a diverse population celebrating life! All Arbor Oaks residents are required to pay an annual pass-on tax; please call for details.



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](mailto:Info@MobileHomeSpot.com) ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)

## Home Features:

**INTERIOR LAYOUT:** Open and bright eat-in kitchen, 13×13 living room, 11×36 mostly enclosed screen room, split bedroom floor plan: 13×13 master bedroom with walk in closet, 9×11 guest bedroom with standard closet

**BATHROOMS:** Master has combination tub/shower, single vanity, and two medicine cabinets; guest bath has combination tub/shower, single vanity, and medicine cabinet

**INTERIOR:** Newer (2024) A/C unit, two ceiling fans, built-in hutch in dining area, window treatments throughout

**FLOORING:** Laminate in kitchen, dining area, living room, guest bedroom and bathroom; carpet in master bedroom; vinyl in master bathroom

**EXTERIOR:** Beige metal siding with brown trim, newer (2024) rubber roof-over, carport, 7×20 open deck with built-in planting area, two storage sheds: 10×11 attached with laundry and 8×8 unattached, border lot location close to community clubhouse, pool, and amenities

## Items Included:

**KITCHEN:** Frigidaire refrigerator, GE range

**LIVING ROOM:** Loveseat, lighted ceiling fan

**MASTER BEDROOM:** Standard ceiling fan

**GUEST BEDROOM:** Desk

**ATTACHED STORAGE SHED/LAUNDRY ROOM:** Stacked GE washer and dryer, work bench, shelving

## Important Phone Numbers:

WREC (power): 813-972-9233      ♦ Waste Connections (trash): 352-583-4204

Water: Billed By Park Office   ♦ All Things Lawn Care: 813-469-3263

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

## \*\*\*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**

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