FOR SALE $36,000: 36342 Timberwood Drive, Zephyrhills, FL 33541

For Sale: $36,000
Address: 36342 Timberwood Drive, Zephyrhills, FL 33541
55+ Community: Arbor Oaks
Monthly Lot Rent: $724.00

Size of Home: Singlewide With FL Room
Year of Home: 1989
2 Beds | 2 Baths | Split Living Plan | Shed With Laundry | 2025 Shingle Roof Installed | Fully Furnished ~ Near Amenities

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**

Home Overview:

You'll know you're looking at your new home as soon as you step inside this very appealing and well-kept 1989 Homes of Merit. Priced to sell at $36,000, and measuring 14×56, plus the 12×20 Florida room, the home will provide an approximate total of 1020 square feet of interior living space, with two bedrooms, two bathrooms, and a split floor plan. It is in very good condition and will be sold fully furnished, so you will have an easy time on moving day. Outside, you'll have a nice sized storage shed with a washer and dryer. Your next home is located on a low traffic street just around the corner from the community pool, clubhouse and mailboxes in Arbor Oaks, a very active, enjoyable and well managed 55+ adult community in Zephyrhills. The monthly lot rent of $724.00 includes taxes and use of park amenities. At Arbor Oaks, two pets are allowed per home, 30# limit each. ***SPECIAL NOTE:*** The asphalt shingle roof was replaced in 2025!

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.

Home Features:

INTERIOR LAYOUT: Open and bright eat-in kitchen, 13×13 living room, 12×20 Florida room with vinyl windows, 10×12 master (front) bedroom, 10×10 guest (back) bedroom

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

INTERIOR: Central A/C, five ceiling fans, breakfast bar and pantry closet in kitchen, standard closet in each bedroom, window treatments throughout

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

EXTERIOR: White metal siding, newer (2025) asphalt shingle roof, carport, 10×12 attached storage shed with laundry, lot location close to community clubhouse, pool, and mailboxes

Items Included:

KITCHEN: Kenmore refrigerator and range, Maytag microwave, pots and pans, silverware, dishware, utensils, ceiling fan

DINING AREA: Table, four chairs, chandelier **HALLWAY:** Desk and chair

LIVING ROOM: Sofa, recliner, chair, two end tables, two table lamps, TV and stand, lighted ceiling fan

FLORIDA ROOM: Table, four chairs, recliner, two rockers, lounge chair, lamp table, end table, TV stand, lighted ceiling fan

MASTER BEDROOM: Full size bed, chair, chest of drawers, nightstand, table lamp, ceiling fan

GUEST BEDROOM: Queen bed, chair, chest of drawers, nightstand, table lamp, ceiling fan

ATTACHED STORAGE SHED/LAUNDRY ROOM: Roper 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

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