

FOR SALE \$34,500: 36920 Happy Days Drive, Zephyrhills, FL 33541



For Sale: \$34,500

Address: 36920 Happy Days Drive, Zephyrhills, FL 33541

55+ Community: Happy Days RV Resort

Monthly Lot Rent: \$360.00 (Annual Payment)

Size of Home: Park Model + Addition

Year of Home: 1988

2 Beds | 1.5 Baths | Split Plan | Inside Laundry | Furnished | XL
Private Back Yard | Near All Amenities | Move In Now

Listing Agent: Lisa Cooper and Shawna Kemp

Phone: 863-777-0272 or 863-450-7519

CONTACT US TODAY!

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

Shawna Kemp: 863-450-7519 (call or text)

Email: Lisa@MobileHomeLisa.com

Email: Shawna@MobileHomeShawna.com

Home Overview:

You'll soon be living the carefree Central Florida lifestyle as the new owner of this comfortably roomy and smartly expanded 1988 Chariot Eagle Park Model home. Priced right at \$34,500, and measuring 12x34, plus the additions of the multi-purpose bonus room and laundry/storage room, this home will provide an approximate total of 640 square feet of interior living space, with two bedrooms and one and one half bathrooms. It is in good condition, immediately available, and will be sold fully furnished, so moving day will be quick and easy! Outside, you will have room for two vehicles in front, and the back yard comes complete with an especially spacious paver patio. Your new home is located on a border lot in Happy Days RV Resort of Zephyrhills, a very well maintained, active, and friendly 55+ adult community close to all the best of Central Florida. The low monthly lot rent is \$360, to be paid in one annual payment at closing. The lot rent includes water, sewer, trash removal, and lawn mowing. A two bedroom home like this one is not often available! Call today and let us help you make it yours!

Community Overview:

Happy Days RV Park of Zephyrhills provides its residents an outstanding fun and active Central Florida lifestyle. Amenities include a recreation hall, heated pool, lighted shuffleboard courts, horseshoes, fenced dog run area, laundry center, secure mailboxes, RV storage, and more! The 55+ adult, pet friendly (two pets per household are permitted, 30# limit) park offers many social activities: dinners, coffee hours, pancake breakfasts, ice cream socials, dances, bingo, cards, aqua aerobics, yoga, crafts, golf and bowling leagues, and so much more. Happy Days is conveniently located within minutes of many golf courses, restaurants, flea markets, antique shops, shopping centers, houses of worship, medical facilities; whatever you need. Some shopping is available within walking distance! Within a short drive: world class beaches, renowned attractions, international airports, cruise terminals, major league sports teams, awe inspiring state parks, museums; it is all right here! Bring your happy self to Happy Days, where happy memories are made!



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: Efficiently arranged pass-through kitchen, 8×11 living room, 8×9 back bedroom, 7×8 front bedroom with half bath, 9×17 multi-purpose bonus room/dining room with glass windows, 7×17 storage/laundry room

BEDROOMS: Front bedroom has standard closet, built-in chest of drawers, and half bathroom; back bedroom has standard closet, built-in chest of drawers, built-in TV stand, and door to laundry room

BATHROOMS: Hall bath has walk-in shower, single vanity, and medicine cabinet; half bath has single vanity and medicine cabinet

INTERIOR: Mini-split A/C unit, three ceiling fans, pantry cabinet in kitchen, built-in TV stand in living room, door to back yard from storage room, window treatments throughout

FLOORING: Laminate in kitchen, living room, bonus room, and each bedroom; vinyl in bathroom

EXTERIOR: Beige, yellow, and white vinyl siding, metal roof, off street parking on double wide driveway, 5×7 unattached storage shed, huge back yard with XL paver patio, border lot

Items Included:

KITCHEN: Frigidaire refrigerator, Americana gas range, Hamilton Beach microwave, dishware, silverware, utensils

LIVING ROOM: Two recliners, two end tables, TV, window A/C unit, lighted ceiling fan

BONUS ROOM/DINING ROOM: Table, four chairs, two end tables, coffee table

FRONT BEDROOM: Full size bed, night stand, table lamp, ceiling fan

BACK BEDROOM: Queen bed, night stand, table lamp, TV, ceiling fan

STORAGE ROOM/LAUNDRY ROOM: Hot Point washer, Whirlpool dryer, shelving

STORAGE SHED: Shelving

Home Insurance:

Dutch Insurance: 863-557-5465

ABC Accurate Insurance Mart: 813-991-8000

Barfield Insurance: 863-293-5400

Important Phone Numbers:

DUKE (power): 800-700-8744

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

Water, Sewer, Trash, Mowing: Included In The 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