

FOR SALE \$37,500: 36921 Euchre Drive, Zephyrhills, FL 33541



For Sale: \$37,500

Address: 36921 Euchre Drive, Zephyrhills, FL 33541

55+ Community: Happy Days RV Resort

Monthly Lot Rent: \$360.00 (*Annual Payment*)

Size of Home: Trailer With XL Addition

Year of Home: 2008

2 Beds | 1.5 Baths | Split Plan | Shed With Laundry | Filled
With Updates | Furnished | A Must See ~ Fast Move In

Listing Agent: Lisa Cooper

Phone: 863-777-0272 or 863-777-0272

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:

FULLY FURNISHED AND UPDATED SHOWPLACE!

You will know you are looking at your new home as soon as you see this exceptionally well maintained and smartly expanded and 2008 two-bedroom home that has all it takes to be your personal piece of paradise! Priced right at \$37,500, and measuring 8x42, plus the slide-outs and 9x15 bonus room addition, this home will provide an approximate total of 520 square feet of interior living space, with two bedrooms and one and one-half bathrooms. It is in excellent condition, immediately available, and will be sold fully furnished, so you will have an easy time on moving day! Outside, you will have two storage sheds (one with laundry) for all your extra things. Your new home is located on a no-outlet street in Happy Days RV Resort of Zephyrhills, a very well-managed, 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. This complete home has all it takes to be your happy place for years to come! 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: Open and updated eat-in kitchen, 9×15 bonus room/living room, 7×10 front bedroom, 8×8 back bedroom with access to half bath

FRONT BEDROOM: Standard closet, built-in desk and built-in storage

BATHROOMS: Full bath has walk-in shower, single vanity, medicine cabinet, and wall cabinet; half bath has single vanity, medicine cabinet, wall cabinet, and exit door

INTERIOR: Central AC inside and Wall A/C unit in addition, two ceiling fans, pantry cabinet in kitchen, built-in storage in dining area, window treatments throughout, whole house water softener system

FLOORING: Laminate in kitchen, dining area, living room/bonus room, and each bathroom; carpet in each bedroom

EXTERIOR: White vinyl and metal siding, main entry door into bonus room, rubber roof-over, off street parking, two unattached storage sheds: 7×13 with laundry, and 6×10 with power

Items Included:

KITCHEN: Frigidaire refrigerator, Magic Chef gas range, Hamilton Beach microwave

DINING AREA: Table, four chairs, chandelier, ceiling fan

BONUS ROOM/LIVING ROOM: Loveseat, dresser, tall storage cabinet sleeper, wall A/C unit

FRONT BEDROOM: Full size bed, TV, ceiling fan

BACK BEDROOM: Bunk beds, desk and chair, tall cabinet

STORAGE SHED(S): Amana washer and dryer, water softener, shelving

EXTERIOR: Canopy over driveway

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.



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