

# FOR SALE \$25,000: 36922 Euchre Drive, Zephyrhills, FL 33541

**PRICE REDUCED**



**For Sale:** \$25,000

**Address:** 36922 Euchre Drive, Zephyrhills, FL 33541

**55+ Community:** Happy Days RV Resort

**Monthly Lot Rent:** \$410.00 (*Annual Payment*)

**Size of Home:** Park Model + Addition

**Year of Home:** 1987

2 Beds + Office | 1 Bath | Inside Laundry | Furnished | No Outlet Street | 2023 Rubber Roof | 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:

### **\*\*2023 RUBBER ROOF ~ SUPER WELL MAINTAINED\*\***

You could soon be living the easy life as the new owner of this exceptionally well maintained and smartly expanded 1987 Park Model home. Priced right at \$25,000, and measuring 12x34, plus the additions of the guest bedroom, home office, and laundry/storage room, this home will provide an approximate total of 580 square feet of interior living space, with two bedrooms and one bathroom. It is in excellent condition, immediately available, and will be sold fully furnished, so moving day will be quick and easy! Outside, you'll have a covered front porch for rest and relaxation as well as a nice sized storage shed for all your extra things. Your new home is located in a quiet location 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 \$410, to be paid in one annual payment at closing. Lot rent includes water, sewer, trash removal, and lawn mowing. This uniquely appointed home, with two bedrooms, home office, and inside laundry is a rare find! 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](mailto:Info@MobileHomeSpot.com) ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)

## Home Features:

**INTERIOR LAYOUT:** Efficiently arranged eat-in kitchen, 9×10 original bedroom; addition includes: 7×10 guest bedroom, 7×8 home office, 7×7 laundry/storage room

**BATHROOM:** Combination tub/shower, single vanity, and two medicine cabinets

**INTERIOR:** Portable and window A/C, central gas heat (unusual bonus feature!), two lighted ceiling fans, standard closet and built-in chest of drawers in original bedroom, linen closet in hallway, window treatments throughout

**FLOORING:** Laminate in kitchen and bathroom; carpet in living room, office, laundry room, and each bedroom

**EXTERIOR:** Recently painted ivory metal siding and brown trim, newer skirting, newer (2023) TPO-rubber roof-over, 7×9 covered front porch, 7×10 unattached storage shed with double doors, off-street parking for two, lot location on quiet no-outlet street

## Items Included:

**KITCHEN:** GE refrigerator, Magic Chef gas range, Sharp microwave, pots and pans, dishware, silverware, utensils

**DINING AREA:** Table, two chairs, chandelier

**LIVING ROOM:** Sofa sleeper, two recliners, two end tables, table lamp, TV, portable A/C unit, lighted ceiling fan

**ORIGINAL BEDROOM:** Queen bed, two chests of drawers, lighted ceiling fan

**GUEST BEDROOM:** Full size bed, chair, chest of drawers, nightstand, table lamp, lighted ceiling fan

**HOME OFFICE:** Desk, chair, chest of drawers, wall A/C unit

**LAUNDRY/STORAGE ROOM:** Performa (Maytag) washer, GE dryer, work bench, shelving

**STORAGE SHED:** Shelving

### Important Phone Numbers:

DUKE (power): 800-700-8744

Water, Sewer, Trash, Mowing: Included In The Lot Rent

### 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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