

FOR SALE \$58,000: 3710 Old Tampa Hwy. Lot 10, Lakeland, FL 33811



For Sale: \$58,000

Address: 3710 Old Tampa Hwy. Lot 10, Lakeland, FL 33811

55+ Community: Paradise Palms

Monthly Lot Rent: \$380.00

Size of Home: Singlewide + Screen Room

Year of Home: 2018

2 Beds | 2 Baths | Split Plan | Attached Shed | Private Back Yard
| Long Drive + Carport | Inside Laundry | Fast Move In

Listing Agent: Shawna Kemp

Phone: 863-450-7519 or 863-272-7200

CONTACT US TODAY!

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

| Email: **Shawna@MobileHomeShawna.com**

Home Overview:

IMMEDIATE MOVE IN ~ 2018 NOBILITY SINGLEWIDE

Nice Home, Nice Price, Convenient Location!! Here's the one you have been waiting for! You will soon be enjoying the Central Florida lifestyle as the new owner of this modern 2018 Nobility. Priced right at \$58,000, and measuring 15x56, plus the 10x17 screen room, this home will provide approximately 1010 square feet of enjoyable living space, with two bedrooms and two bathrooms. It is in good condition, immediately available, and will be sold unfurnished (appliances will be included), so you can quickly start to make this your personal showplace, with your own familiar furnishings. Your new home is located on a perimeter lot with no back neighbor in Paradise Palms of Lakeland, a well managed and conveniently located 55+ adult community in the heart of Central Florida. The low monthly lot rent of \$380 (lowest lot rent in the area) includes lawn mowing, trash removal, and use of park amenities. A newer 2/2 home in a 55+ community is a rare find; call today and let us help you make it yours!

Community Overview:

Paradise Palms of Lakeland is an ideally located, securely gated, and well managed 55+ community. The low lot rent at pet friendly (two pets per household permitted, 20# limit) Paradise Palms includes trash removal, lawn mowing, and use of amenities, including the clubhouse, shuffleboard, horseshoes, and secure mail boxes. Minutes away from Paradise Palms: shopping centers, restaurants, houses of worship, medical facilities, museums, festivals, flea markets, antique shops, Silver Moon Drive-in Theater, and more. A short drive from Lakeland (Interstate 4 is only 2.5 miles away) will bring you to the metro areas of Tampa-St. Pete and Orlando, including international airports, cruise terminals, major league sports teams, world renowned beaches and attractions- Central Florida has it all! Consider joining the satisfied residents of Paradise Palms, where you can afford to live the best years of your life!



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: Modern pass-through kitchen, 6×8 dining area, 12×14 living room, laundry room at side entry, split bedroom floor plan: 11×14 master bedroom with walk-in closet, 9×10 guest bedroom with standard closet

BATHROOMS: Master has walk-in shower, garden tub, and single vanity; guest bathroom has combination tub/shower and single vanity

INTERIOR: Central A/C, two lighted ceiling fans, pantry cabinet in kitchen, window blinds throughout

FLOORING: Vinyl in kitchen, dining area, living room, laundry room, and each bathroom; new (April 2023) carpet in master bedroom; carpet in guest bedroom

EXTERIOR: Dark gray vinyl siding with white trim, asphalt shingle roof, carport, 8×10 attached storage shed, perimeter lot location with semi-private back yard

Items Included:

KITCHEN: Frigidaire refrigerator and range

LAUNDRY ROOM: GE washer and dryer, shelving

STORAGE SHED: Shelving

OTHER: Lighted ceiling fan in living room and master bedroom

Home Insurance:

Dutch Insurance: 863-557-5465

Barfield Insurance: 863-293-5400

ABC Accurate Insurance Mart: 813-991-8000

Important Phone Numbers:

Lakeland Electric (power, water, sewer): 863-834-9535

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

Mowing and Trash: Included With 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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