

FOR SALE \$4,000: 37400 Chancey Road Lot 177, Zephyrhills, FL 33541

PRICE REDUCED



For Sale: \$4,000

Address: 37400 Chancey Road Lot 177, Zephyrhills, FL 33541

55+ Community: Landing Resort

Monthly Lot Rent: \$585.00

Size of Home: Permanent RV + Attached Patio

Year of Home: 2002

1 Bed | 1 Bath | Filled With Storage | Laundry Hookups |
Furnished | Shed | Picture Perfect | Near All Amenities

Listing Agents: Traci Johns and Kimberly Orr

Phone: 404-729-5261 or 813-210-6577

CONTACT US TODAY!

Traci Johns: 404-729-5261 (call or text)

Kimberly Orr: 813-210-6577 (call or text)



Email: Traci@MobileHomeTraci.com

Email: Kim@MobileHomeKim.com

Home Overview:

You will soon be living the Central Florida lifestyle in comfort as the new owner of this very appealing and comfortably cozy 2002 Montana Travel Trailer. Priced to sell at \$4,000, this beauty will provide an approximate total of 320 square feet of interior living space, with one bedroom and one bathroom. Three slide-outs make for a truly comfortable floor plan! It is in excellent condition, immediately available, and will be sold furnished, so you will have everything you need in its place on move-in day. Outside, you will have plenty of room for your extra things in the storage shed or several storage compartments, and the covered patio will be the ideal relaxation location. Your new home is ready and waiting for you near the clubhouse, pool, mailboxes, and amenities in Landing RV Resort of Zephyrhills, a very well maintained and friendly 55+ adult community in the heart of Central Florida. The low monthly lot rent of \$585 includes water, sewer, trash removal, and use of park amenities. This is the affordable way for you to claim your share of paradise! Call today and make it yours!

PARK INFORMATION: Landing Resort is pet friendly, with two pets per home permitted, 40# limit each. All resident applicants must prove monthly income that is 3x lot rent, pass criminal background check, and have 600+ credit score. \$350 admin fee and first month lot rent due at move-in.

Community Overview:

Landing Resort of Zephyrhills provides its residents a fun, active, and enjoyable Central Florida lifestyle. Amenities include a remodeled clubhouse, heated pool, shuffleboard, secure mail center, pool tables, laundry room, picnic tables, and more! The 55+ adult, pet friendly (two pets per home are permitted, 40# limit for dogs) park offers many social activities: dinners, dancing, bingo, euchre, pool, jam sessions, musical events, aqua aerobics, church services, fishing at the catch and release pond, and so much more. Landing Resort is conveniently located within minutes of many golf courses, restaurants, shopping centers, flea markets, antique shops, houses of worship, medical facilities; you get the idea. Within a short drive: world class beaches, renowned attractions (Sky Dive City, Busch Gardens, Seminole Hard Rock Hotel & Casino, etc.), international airports, cruise terminals, major league sports teams, awe inspiring state parks, museums; it is all right here! Consider joining the satisfied residents of Landing RV Resort, where every day is fabulous!



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: 8×19 combination pass-through kitchen/dining area/living room, cozy 6×9 bedroom

BATHROOM: Combination tub/shower, single vanity, medicine cabinet, private water closet, and closet with hookups for stacked washer and dryer

BEDROOM: Standard closet, built-in drawers, and upper cabinets

INTERIOR: Roof top A/C unit, pantry cabinet in kitchen, built-in desk and upper cabinets in dining area, plenty of cabinets and built-in TV stand in living room, window treatments throughout

FLOORING: Laminate in kitchen; carpet in kitchen, dining area, living room, bedroom and bathroom; vinyl in bathroom

EXTERIOR: White siding, rubber roof-over, covered patio area, 4×6 unattached storage shed, off street parking, lot location close to clubhouse, pool, mailboxes, and amenities

Items Included:

KITCHEN: Americana refrigerator, Suburban gas range, microwave

DINING AREA: Table, four chairs

LIVING ROOM: Sofa sleeper, rocking chair, footstool, two wall lamps, TV

BEDROOM: Queen bed, TV

Important Phone Numbers:

DUKE (power): 1-800-700-8744

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

Water, Sewer, Trash: Included With 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

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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