

## FOR SALE \$26,000: 37400 Chancey Road Lot 240, Zephyrhills, FL 33541



**For Sale:** \$26,000

**Address:** 37400 Chancey Road Lot 240, Zephyrhills, FL 33541

**55+ Community:** Landing Resort

**Monthly Lot Rent:** \$450.00

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

**Year of Home:** 1990

1 Bed | 1.5 Baths | Fully Furnished | Inside Laundry | Near All Amenities | Picture Perfect | Immediate Move In

**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](mailto:Lisa@MobileHomeLisa.com)

**Email:** [Shawna@MobileHomeShawna.com](mailto:Shawna@MobileHomeShawna.com)

### Home Overview:

#### ***Fully Furnished Showplace With Many Extras! Must See!!***

You'll soon be living the good life as the new owner of this smartly expanded and exceptionally well maintained 1990 Park Model. Priced to sell at only \$26,000, and originally measuring 12x36, the home now totals approximately 620 square feet of interior living space, including the additions of the Florida room and laundry/storage/half bathroom. It is in excellent condition, immediately available, and will be sold fully furnished, so moving day will be quick and easy! Outside, the open patio will be the ideal place for soaking in the sunshine! This tremendous home is ready and waiting for you conveniently close to the community entrance, clubhouse, pool, and mailboxes 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 \$450 includes water, sewer, trash removal, and use of park amenities. This one is worth every penny and could be the one for you! Call today and let us help you make it yours!

### Community Overview:

Landing Resort of Zephyrhills provides its residents a fun, active, and enjoyable Central Florida lifestyle. Amenities include a recently 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](mailto:Info@MobileHomeSpot.com) ♦ Visit Our Website: [www.MobileHomeSpot.com](http://www.MobileHomeSpot.com)

## Home Features:

**INTERIOR LAYOUT:** Efficiently arranged eat-in kitchen, 11×11 living room, 8×9 bedroom, 7×18 ground level Florida room with glass windows and access to 7×9 raised laundry/storage/half bath

**BEDROOM:** Built-in chest of drawers, upper cabinets, standard closet, and linen closet

**BATHROOMS:** Combination tub/shower, single vanity, wall cabinet, tall linen cabinet, and two entry doors; half bath has single vanity and medicine cabinet

**INTERIOR:** Window A/C, three ceiling fans, pantry cabinet in kitchen, upper storage and built-in TV stand in living room, standard closet in hall, window treatments throughout

**FLOORING:** Vinyl in kitchen, laundry/storage room, and each bathroom; carpet in living room, Florida room, and bedroom

**EXTERIOR:** Ivory siding with white trim, metal roof, off street parking, 7×8 unattached storage shed, XL open side patio

## Items Included:

**KITCHEN:** Haier refrigerator, GE range and microwave, dishware, silverware, utensils

**DINING AREA:** Table, three chairs, window AC, chandelier

**LIVING ROOM:** Sofa sleeper, two recliners, two end tables, three table lamps, TV, ceiling fan

**BEDROOM:** Queen bed, two night stands, two wall lamps, lighted ceiling fan

**FLORIDA ROOM:** Table, five chairs, end table, table lamp, TV and stand, chest of drawers, lighted ceiling fan

**LAUNDRY/STORAGE ROOM:** GE washer and dryer, storage cabinet

**STORAGE SHED:** Shelving

### \*\*\*Land Lease Mobile Home Closing Costs:

**6 percent Florida Sales Tax, \$50.00 County Tax, \$275 Title and Registration Transfer, \$395 Closing Fee**

#### Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000

Dutch Insurance: 863-557-5465

Barfield Insurance: 863-293-5400

#### Important Phone Numbers:

Electric is Billed By Park: Monthly Service + Usage

Frontier (Internet): 1-800-921-8101

Water, Sewer, Trash, Mowing: Included With Lot Rent

### **DISCLAIMER NOTICE: ALL MEASUREMENTS ARE APPROXIMATE**

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