

FOR SALE \$22,500: 37400 Chancey Road Lot 249, Zephyrhills, FL 33541



For Sale: \$22,500

Address: 37400 Chancey Road Lot 249, Zephyrhills, FL 33541

55+ Community: Landing Resort

Monthly Lot Rent: \$650.00

Size of Home: Park Model + XL Addition

Year of Home: 1991

1 Bed | 1 Bath | Outside Patio Areas | Inside Washer | Fully
Furnished | A Picture Perfect With A Newer Roof

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:

GORGEOUS PARK MODEL WITH XL ADDITION! MUST SEE!!

Here's the affordable way for you to claim your share of paradise, as the new owner of this smartly expanded and exceptionally well maintained 1991 Park Model. Priced to sell at only \$22,500, and originally measuring 12x36, the home now totals approximately 690 square feet of interior living space, including the additions of the Florida room and laundry/storage room. It is in excellent condition and will be sold fully furnished, so moving day will be quick and easy! Outside, the open front and side patios will be the ideal places 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 \$650 includes water, sewer, trash removal, and use of park amenities. This one is worth every penny and could be the right one for you! Call today and let us help you 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: Efficiently arranged eat-in kitchen, 10×11 living room, 9×9 bedroom, 8×33 combination Florida room with glass windows and storage/laundry room

BEDROOM: Standard closet with lower drawers, built-in dresser, upper cabinets, and desk

BATHROOM: Combination tub/shower, single vanity, medicine cabinet, and wall cabinet

INTERIOR: Two window A/C units, two ceiling fans, pantry cabinet and small breakfast bar in kitchen, upper storage and built-in TV stand in living room, window treatments throughout

FLOORING: Vinyl in kitchen and bathroom; carpet in dining area, living room, Florida room, and bedroom

EXTERIOR: White vinyl siding with white trim, newer metal roof over main unit with rubber roof over Florida room, off street parking, open front and side patios

Items Included:

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

DINING AREA: Table, four chairs, chandelier

LIVING ROOM: Sofa sleeper, rocking loveseat, end table, wall lamp, TV, window A/C unit, ceiling fan

BEDROOM: Queen bed, TV, two wall lamps, lighted ceiling fan

FLORIDA ROOM: Sofa sleeper, recliner, two end tables, table lamp, TV, room divider, window A/C unit

LAUNDRY/STORAGE ROOM: Maytag washer, shelving

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

Cypress Insurance: 863-326-1885

Magnuson Insurance: 863-606-5147

***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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