

FOR SALE \$30,000: 37400 Chancey Road Lot 40, Zephyrhills, FL 33541



For Sale: \$30,000

Address: 37400 Chancey Road Lot 40, Zephyrhills, FL 33541

55+ Community: Landing Resort

Monthly Lot Rent: \$650.00

Size of Home: Park Model + Addition

Year of Home: 1989

2 Beds | 1 Bath | Inside Laundry | Mostly Furnished | Handicap

Accessible | Water View Lot Near All Amenities | Newer AC

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:

OUTSTANDING PARK MODEL ON CORNER LOT.....WITH NEWER AC TOO!!

You will know you are looking at your new home as soon as you see this uniquely appointed and smartly expanded 1989 Park Model. Priced right at \$30,000, this special home will provide an approximate total of 690 square feet of interior living space, including the additions of the current dining room, guest bedroom, and laundry/storage room. It is in very good condition and will be sold mostly furnished, so you will have a generous head start on moving day. Outside, you'll have a solidly built chair ramp leading to the main entry door. Your new home is located on a corner lot with a partial water view, close to the community entrance, clubhouse, and pool in Landing RV Resort of Zephyrhills, a very well maintained and friendly 55+ adult community in the heart of Central Florida. The monthly lot rent of \$650 includes water, sewer, trash removal, and use of park amenities. This could be the one you've been waiting for, so call today and make it yours! Some of the **RECENT UPDATES** include the AC unit, walk-in shower, tankless water heater, as well as the 220V service and hot water added to laundry room.

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 combination pass-through kitchen, 8×11 dining room, 10×11 living room, 9×9 original bedroom, 8×11 guest bedroom, 8×9 laundry/storage room

BATHROOM: Walk-in shower, single vanity, and medicine cabinet

BEDROOM: Standard closet, built in drawers, and tall linen cabinet

INTERIOR: Newer Central A/C, two lighted ceiling fans, breakfast bar and pantry cabinet in kitchen, built-in cabinets and counter top in laundry/storage room, window treatments throughout

FLOORING: Vinyl in kitchen and bathroom, laminate in dining room and guest bedroom, carpet in living room and original bedroom

EXTERIOR: Yellow vinyl siding with white trim, rubber roof-over, 7×7 unattached storage shed, off-street parking, 7×8 side patio with water view corner lot location close to community entrance, clubhouse, pool, and mail boxes

Items Included:

KITCHEN: Refrigerator, range, microwave, dishware

BONUS ROOM/DINING AREA: Table, chairs

LIVING ROOM: Loveseat, lighted ceiling fan

ORIGINAL BEDROOM: Queen bed, chest of drawers, TV, lighted ceiling fan

LAUNDRY/STORAGE ROOM: Window A/C unit, washer and dryer

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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