

FOR SALE \$11,500: 37400 Chancey Road Lot 73, Zephyrhills, FL 33541

PRICE REDUCED



For Sale: \$11,500

Address: 37400 Chancey Road Lot 73, Zephyrhills, FL 33541

55+ Community: Landing Resort

Monthly Lot Rent: \$850.00

Size of Home: Park Model + XL Addition

Year of Home: 1992

1 Bed | 1 Bath | Border Lot | Inside Laundry | Fully Furnished |

Convenient Location and Immediate Move In

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 instantly feel right at home as soon as you step inside this smartly expanded and especially well cared for 1992 Park Model home. Priced to sell at only \$11,500, and measuring 12x37, plus the 8x30 Florida room/laundry room addition, this home will provide an approximate total of 680 square feet of interior living space, with one bedroom and one bathroom. It is in very good condition, immediately available, and will be sold fully furnished, so you will have an easy time on moving day. This home is ready and waiting for you on a border lot, with a semi-private back yard, 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 monthly lot rent of \$850 includes water, sewer, trash removal, and use of park amenities. Great home, great price: this one will not remain available for long! 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, cozy 8×9 bedroom, 8×30 combination Florida room/laundry room

BEDROOM: Standard closet, built-in drawers, and door into addition

BATHROOM: Walk-in shower, single vanity, tall linen cabinet, and two medicine cabinets

HALLWAY: Standard closet, built-in drawers, and open shelving

INTERIOR: Central A/C (including into addition), breakfast bar in kitchen, window treatments throughout

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

EXTERIOR: White vinyl siding, asphalt shingle roof, off street parking, perimeter lot location with semi-private backyard

Items Included:

KITCHEN: Frigidaire refrigerator and range, Sharp microwave, two stools, pots and pans, dishware, silverware, utensils

DINING AREA: Table, four chairs

LIVING ROOM: Sofa sleeper, two recliners, end table, lamp table, floor lamp, TV and stand, ceiling fan

FLORIDA ROOM: Sofa sleeper, table, four chairs, desk and chair, lamp table, two end tables, floor lamp, bookshelf

BEDROOM: Queen bed, nightstand, table lamp **LAUNDRY ROOM:** Amana washer and dryer, 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

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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