

**FOR SALE \$18,999: 37512 Elder Lane, Zephyrhills, FL 33541**

**PRICE REDUCED**



**For Sale:** \$18,999

**Address:** 37512 Elder Lane, Zephyrhills, FL 33541

**Community:** Rainbow Village 55+ RV Resort

**Monthly Lot Rent:** \$400.00

**Size of Home:** Park Model Plus FL Room

**Year of Home:** 1985

1 Bed | 1 Bath | Shed With Laundry | Double Driveway | Central AC | Furnished | Filled With Updates | Quick 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)



**Email: Traci@MobileHomeTraci.com**

**Kim Orr: 813-210-6577** (call or text)

**Email: Kim@MobileHomeKim.com**

## **Home Overview:**

Here it is! You will know you are looking at your new home as soon as you see this picture perfect and smartly expanded 1985 converted travel trailer. Priced to sell at \$18,999, and measuring 11x34, plus the Florida room/living room addition, this home will provide an approximate total of 520 square feet of interior living space, with one bedroom and one bathroom. It is in excellent condition, immediately available, and will be sold fully furnished, so everything needed for leisure living is already in place! Outside, the double wide driveway offers paved parking for at least two vehicles, and the newer roof and A/C unit are two more things off of your checklist. Your new home is located in Rainbow Village of Zephyrhills, a very active, fun, and well appointed 55+ community near all the best of Central Florida. At Rainbow Village, two pets per household are permitted, and large dogs are welcome with no weight limit! The monthly lot rent of \$400 includes lawn mowing and trash removal. This is your slice of paradise! Call today and let us help you make it yours! **SPECIAL NOTICE:** Rainbow Village requires that at least one resident per home is 55+; other occupants must be 48+. Two pets are allowed per home; no weight limit for dogs. Water is billed by community; average monthly water cost is \$20-\$25.

## **Community Overview:**

Rainbow Village of Zephyrhills provides its residents an unparalleled fun and active Central Florida lifestyle. Amenities include a clubhouse, shuffleboard, horseshoes, covered heated pool, bocce ball, basketball, volleyball, gym, walking trails, pet area, car wash area, secure mailboxes, computer room, library, and more! The 55+ adult (one occupant must be 55, any other occupant must be 48+), pet friendly (two pets per home are permitted, breed restrictions apply) park offers many social activities: dinners, bingo, karaoke, live entertainment, musical events, chapel/religious services, aqua aerobics, group campfires, billiards, darts, cards, and so much more. Rainbow Village is conveniently located within minutes of many golf courses, restaurants, flea markets, antique shops, shopping centers, houses of worship, medical facilities, etc. Within a short drive: world class beaches, renowned attractions, international airports, cruise terminals, major league sports teams, awe inspiring state parks, museums; it is all right here! Consider joining the satisfied residents of Rainbow Village!



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:** Open, bright, and updated kitchen, 11×13 dining room, 7.5×20 living room/Florida room with glass windows, 7×9 bedroom

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

**BEDROOM:** Standard mirrored closet with lower drawers, wall cabinet, and door to laundry room/shed

**INTERIOR:** Newer central A/C (including into addition), two ceiling fans, breakfast bar in kitchen, built-in tall storage cabinet in living room, walk-in closet in hall, modern updates throughout, window treatments throughout

**FLOORING:** Easy to clean laminate throughout

**EXTERIOR:** White vinyl siding, metal roof, double wide concrete driveway, 7.5×11 attached storage shed with laundry, sidewalk from driveway to shed

## Items Included:

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

**DINING ROOM:** Table, two chairs, end table, lamp, ceiling fan

**LIVING ROOM/FLORIDA ROOM:** Two chairs, two end tables, table lamp, TV and stand, corner stand

**BEDROOM:** Queen bed, two chests of drawers, night stand, table lamp, lighted ceiling fan

**STORAGE SHED/LAUNDRY ROOM:** Whirlpool washer, Estate dryer, work bench, shelving

### Home Insurance:

ABC Accurate Insurance Mart: 813-991-8000  
Barfield Insurance: 863-293-5400  
Dutch Insurance: 863-557-5465  
Lee Reed Insurance: 813-782-5502

### Important Phone Numbers:

DUKE (power): 1-800-700-8744  
Spectrum (cable & internet) 1-855-222-0102  
Water: Billed By Park Office ~ 813-782-5075  
Sewer, Trash, Mowing: Included In Lot Rent

### **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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