

## FOR SALE \$24,500: 37707 Pure Water Way Lot 37, Zephyrhills, FL 33542



For Sale: \$24,500

Address: 37707 Pure Water Way, Lot 37, Zephyrhills, FL

Community: Andy's Travel Trailer Resort

Monthly Lot Rent: \$325.00

Size of Home: Permanent Trailer + XL Bonus Room

Year of Home: 1988

1 Bed | 1 Bath | Storage Shed | Front and Back Patio Areas |  
Near Entrance/Exit | Very Nice ~ Super Cute ~ Quick Move In

Listing Agent: Lisa Cooper

Phone: 863-777-0272 or 863-272-7200

## CONTACT US TODAY!

Lisa Cooper: 863-777-0272 (call or text)

Email: [Lisa@MobileHomeLisa.com](mailto:Lisa@MobileHomeLisa.com)

### Home Overview:

**\*\* Your GPS navigation system may require the former address for this location:  
37707 State Road 54, Zephyrhills, FL \*\***

You could soon be enjoying the carefree Central Florida lifestyle as the new owner of this cozy, comfortable, and smartly expanded 1988 converted travel trailer. Priced to sell at \$24,500, and measuring 8x32, plus the Florida room addition and slide-outs, the home offers an approximate total of 450 square feet of interior living space, with one bedroom and one bathroom. It is in very good condition, immediately available, and will be sold unfurnished (kitchen appliances will be included), so you can quickly make this your own place, with your own familiar furnishings. Outside, you will enjoy fresh air and a warm breeze on the open raised front deck, and you'll have plenty of room for your extra things in the backyard storage shed. Your next home is ready and waiting for you on a perimeter lot in Andy's Travel Trailer Resort of Zephyrhills, a well maintained and friendly 55+ adult community close to all the best of Central Florida. The ultra-low lot rent of \$325 includes water, sewer, lawn care, and trash removal. Nice home, great price, super low lot rent- This one has all you need!

**PARK DETAILS:** \$500 deposit due at move-in; maximum two persons per residence; one resident must be 55+; two pets permitted with 50# limit for dogs, breed restrictions apply.

### Community Overview:

Andy's Travel Trailer Resort of Zephyrhills is an ideally located, super affordable, and honestly friendly 55+ community. Residents enjoy a clubhouse with social activities and games, an outdoor covered picnic area, and shuffleboard. Two pets are permitted with 50# limit for dogs, breed restrictions apply. Within a few minutes of Andy's, you'll find: shopping centers, restaurants, places of worship, medical facilities, museums, festivals, and skydiving. You will enjoy all of the charm of Zephyrhills every day! A short drive will bring you to the metro areas of Tampa-St. Pete and Orlando, including international airports, cruise terminals, Interstate highways, major league sports teams, world renowned beaches- Central Florida has it all! You do not have to settle for outrageous lot rent rates at those other places! Consider joining the satisfied residents of Andy's, where friends are neighbors!



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 pass-through kitchen, 8×11 living room, 8×11 bedroom with standard closet, incredible 7×22 Florida room with glass windows and two entry doors

**BATHROOM:** Combination tub/shower, single vanity, medicine cabinet, and tall linen cabinet

**INTERIOR:** Two Prime mini-split A/C units (with heat), three ceiling fans, breakfast bar and pantry cabinet in kitchen, window treatments throughout

**FLOORING:** Laminate throughout interior

**EXTERIOR:** Light blue metal siding with white trim, metal roof, off-street parking for two, 7×15 open front deck, 6×8 unattached storage shed, perimeter lot conveniently close to community entrance

## Items Included:

**KITCHEN:** Hot Point refrigerator, Ninja countertop oven, Nuwave surface cooktop, Emerson microwave

**BEDROOM:** Mini-split A/C unit with heat, lighted ceiling fan

**FLORIDA ROOM:** Mini-split A/C unit with heat, two ceiling fans

**STORAGE SHED:** Work bench, shelving

## Important Phone Numbers:

DUKE (power): 1-800-700-8744

Spectrum (cable & internet) 1-855-222-0102

Water, Sewer, Trash, Mowing: 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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