

FOR SALE \$59,895: 37827 Poncan Circle, Zephyrhills, FL 33541

PRICE REDUCED



For Sale: \$59,895

Address: 37827 Poncan Circle, Zephyrhills, FL 33541

55+ Community: Florida Villas

Monthly Lot Rent: \$597.00

Size of Home: Singlewide

Year of Home: 2024

2 Beds and 2 Baths In A Split Plan | Inside Laundry | Private Back Yard | A Must See ~ Brand New ~ 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:

NEW-NEW-NEW!!

Be the first to live in this **BRAND NEW** 2024 Nobility Richwood, with a split floor plan, inside laundry, and low lot rent! Priced to sell at only \$59,895 (**Offers Welcome**), and measuring 15x56, this marvelous home will provide approximately 840 square feet of interior living space, with two bedrooms and two bathrooms. It is in showroom condition, immediately available, and will be sold unfurnished (kitchen appliances will be included), so you may quickly begin to make this your personal showplace, with your own familiar furnishings and style. Your **BRAND NEW** home is located on a border lot in Florida Villas of Zephyrhills, a very friendly and conveniently located 55+ adult community. The low monthly lot rent of \$597 includes water, sewer, trash removal, and lawn mowing. (Community pool coming soon!) Any NEW two-bedroom home at this price point is a rare find! Call today and let us help you make it yours!

COMMUNITY NOTES: Florida Villas is an age 55+ pet friendly (two pets per household permitted, 30# limit each) community. All resident applicants must pass a criminal background check and have a 650 minimum credit score.



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

Community Overview:

Florida Villas of Zephyrhills is a conveniently located, super affordable, and pet friendly (two small pets per home are permitted) 55+ community. Residents enjoy a clubhouse with social activities and games, as well as outdoor shuffleboard. Within a few minutes of Florida Villas, you'll find the best of Zephyrhills and Dade City: shopping centers, restaurants, places of worship, medical facilities, museums, festivals, and skydiving. You can enjoy all of the charm of the local area 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 can live in the place of your choice without paying outrageous lot rent! Consider joining the satisfied residents of Florida Villas, where friends are neighbors, and neighbors are friends!

Home Features:

INTERIOR LAYOUT: Open and modern eat-in kitchen, 12×14 living room, 11×14 master bedroom with walk-in closet, 9×10 guest bedroom with standard closet, laundry alcove in hall

BATHROOMS: Master bathroom has walk-in shower, XL vanity, and tall linen cabinet; guest bath has walk-in shower and single vanity

INTERIOR: Central A/C, pantry cabinet and high-top breakfast bar and in kitchen, crown molding and window treatments throughout

FLOORING: Easy to clean vinyl throughout

EXTERIOR: Gray vinyl siding with white trim, asphalt shingle roof, off-street parking, semi-private back yard, border lot

Items Included:

KITCHEN: Matching Whirlpool appliances: refrigerator, range, dishwasher, and microwave

Important Phone Numbers:

Duke Energy (power): 1-800-700-8744

Water, Sewer, Trash, Mowing: Included In The Lot Rent

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

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

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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