

FOR SALE \$27,900: 37837 Lagoon Court, Zephyrhills, FL 33542



For Sale: \$27,900

Address: 37837 Lagoon Court, Zephyrhills, FL 33542

55+ Community: Shady Rest MHP

Monthly Lot Rent: \$320.00

Size of Home: Singlewide + Open Patio

Year of Home: 1983

2 Beds | 2 Baths | Inside Laundry | Attached Carport and Shed |
Fully Furnished | Newer Kitchen Appliances | Picture Perfect

Listing Agent: Lisa Cooper and Shawna Kemp

Phone: 863-777-0272 or 863-450-7519

CONTACT US TODAY!

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

Shawna Kemp: 863-450-7519 (call or text)

Email: Lisa@MobileHomeLisa.com

Email: Shawna@MobileHomeShawna.com

Home Overview:

Take a close look at this very appealing 1983 Fleetwood Sand Point that has everything it takes to be your personal slice of Florida paradise! Priced right at \$27,900, and measuring 14x60, this home will provide approximately 840 total square feet of interior living space, with two bedrooms (split floor plan) and two bathrooms. It is in excellent condition and will be sold fully furnished, so moving day will be quick and easy! Outside, the XL open patio will be the ideal place for soaking in the sunshine. Your next home is located on a prime cul-de-sac location in Shady Rest Mobile Home Park, a very friendly, super affordable, and conveniently located 55+ adult community in the heart of Central Florida. Shady Rest is super close to shopping centers, restaurants, medical facilities, and all the best of Zephyrhills! The ultra-low monthly lot rent is only \$320! The homeowner is responsible for all utilities and lawn mowing. Two pets under 25# are permitted. You're going to love living here! Call today and let us help you make it yours!

Community Overview:

Shady Rest Mobile Home Park of Zephyrhills is an ideally located, affordable, and friendly 55+ community. Residents of Shady Rest enjoy a clubhouse with bingo, pot luck dinners, and pets under 25 pounds are welcome. A short drive from Shady Rest: shopping, dining, places of worship, medical facilities, museums, festivals, and skydiving. Much of the best of Zephyrhills is actually within walking distance! 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! Consider joining the satisfied residents of Shady Rest, 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 ♦ Visit Our Website: www.MobileHomeSpot.com

Home Features:

INTERIOR LAYOUT: Conveniently arranged pass-through kitchen, laundry room off of kitchen, 7×7 dining area, 13×13 living room, 11×13 master (back) bedroom, 9×11 guest (front) bedroom

INTERIOR: Central A/C, two ceiling fans, standard closet and built-in drawers in each bedroom, privacy door between guest bedroom and bathroom, linen closet in hall, window treatments throughout

BATHROOMS: Master has combination tub/shower, single vanity, medicine cabinet, and linen closet; guest bath has combination tub/shower, single vanity, and medicine cabinet

FLOORING: Vinyl in kitchen, dining area, living room, and each bathroom; carpet in each bedroom

EXTERIOR: Ivory metal siding with brown trim, asphalt shingle roof, long driveway and carport, 6×11 attached storage shed, XL open side patio, lot location on quiet cul-de-sac

Items Included:

KITCHEN: Newer appliances: Midea refrigerator, GE range, Samsung microwave, portable island

DINING AREA: Table, six chairs, chandelier

LIVING ROOM: Loveseat, two recliners, coffee table, corner table, three end tables, table lamp, floor lamp, TV and stand, electric fireplace, ceiling fan

MASTER BEDROOM: Queen bed, dresser, chest, nightstand, two table lamps, TV and stand, jewelry case, ceiling fan

GUEST BEDROOM: Full size bed, chest of drawers, three nightstands, table lamp, TV

LAUNDRY ROOM: Frigidaire washer, Whirlpool dryer **STORAGE SHED:** Work bench, shelving

Important Phone Numbers:

DUKE (power): 800-700-8744

City of Zephyrhills (water, sewer, trash): 813-780-0015

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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